





Wilson Jones

**Minute Book
395-31**

**Outfit
0395-31
WITH FILLER 903-30-25**

MADE IN MEXICO

**FORT WAYNE REDEVELOPMENT COMMISSION
PUBLIC HEARING MEETING MINUTES
January 17, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called meeting to order at 4:30 p.m.

ROLL CALL: Steve McElhoe
Christopher Guerin
Quinton Dixie
Karen Goldner

STAFF PRESENT: Lisa Lange, Executive Director
James C. Lindsay, Redevelopment Specialist
Tom Cain, Urban Planner
Craig Berndt, CD Administrator
Sharon Feasel, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: None

NEW BUSINESS

Those speaking for Confirmatory Resolution – East Illinois Road Economic Development Area. Mr. McElhoe asked if there was anyone to speak in favor of the Confirmatory Resolution. Mr. Lindsay of the Redevelopment Commission staff distributed a hand drawing for consideration by the Redevelopment Commission from Grant Shipley on behalf of the Wildwood Park Neighborhood Association. The drawing perimeters bound the East Illinois Road Economic Development Area on the south. The vision for this concerns north/south access between Jefferson Pointe on their east boundary and Park West on their west boundary. The plan visions long-term traffic improvements to the area. A discussion of the proposal ensued. Mr. Shipley was the only person or agency to respond to the Public Hearing notice. Mr. McElhoe asked two more times if there was anyone else speaking for the Resolution. There were no further responses.

Those speaking against Confirmatory Resolution – East Illinois Road Economic Development Area. Mr. McElhoe asked if there was anyone to speak against the East Illinois Road Economic Development Area. There were no replies. Mr. McElhoe asked two more times if there was anyone present to speak against Resolution. There were again no responses.

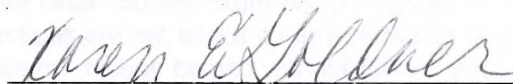
Those speaking for Confirmatory Resolution – Adams Township Industrial Area
Mr. McElhoe asked if there was anyone to speak in favor of the Confirmatory Resolution. Mr. Lindsay of the Redevelopment Commission staff stated that the process for the establishment of this Economic Development Area mirrored that of East Illinois Road. There have been no comments received from any member of the public, taxing units or agencies having to do with planning and zoning. Mr. McElhoe asked two more times if there was anyone else speaking for the Resolution. There were no further responses

Those speaking against Confirmatory Resolution – Adams Township Industrial Area
Mr. McElhoe asked if there was anyone to speak against the Adams Township Industrial Area. There were no replies. Mr. McElhoe asked two more times if there was anyone present to speak against the Resolution. There were again no responses.

Adjournment

Motion to adjourn the meeting by Ms. Goldner; seconded by Mr. Dixie. Meeting adjourned at 4:50 p.m.

Fort Wayne Redevelopment Commission



Karen Goldner, Secretary

Adopted 20 February 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
January 17, 2006**

TIME: Immediately following the Executive Session

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:30 p.m., after the Executive Session

ROLL CALL: Steve McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin

STAFF PRESENT: Lisa Lange, Executive Director
Craig Berndt, CD Administrator
Jim Lindsay, Redevelopment Specialist
Tom Cain, Urban Planner
Sharon Feasel, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Greg Leatherman, Deputy Director – Community Development

APPROVAL OF CLAIMS Motion to approve Claims of November 2005 by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously

APPROVAL OF MINUTES Motion to approve Minutes of 19 December 2005 Regular Meeting, by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously

NEW BUSINESS

ELECTION OF OFFICERS

Christopher Guerin nominated Steve McElhoe to continue as President; seconded by Quinton Dixie. Motion carried unanimously. Karen Goldner nominated Christopher Guerin as Vice President, seconded by Steve McElhoe. Motion carried unanimously. Christopher Guerin nominated Karen Goldner as Secretary; seconded by Quinton Dixie. Motion carried unanimously.

OFFICERS FOR 2006

President – Steven E. McElhoe
Vice President – Christopher Guerin
Secretary – Karen Goldner

Resolution 2006-01

Confirmatory Resolution – East Illinois Road Economic Development Area

After the Public Hearing - Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried without further discussion

Resolution 2006-02

Confirmatory Resolution – Adams Township Industrial Area

After Public Hearing - Motion to approve by Mr. Guerin; seconded by Ms. Goldner. Motion carried without further discussion.

Resolution 2006-03

Approving the Fort Wayne Redevelopment Commission's 2006 General Budget and 2006 Capital Budget

Ms. Lange noted Exhibit A is the General Budget that has been approved by Civil City and Common Council. Exhibit B is the Capital Fund that is primarily funded by land sale proceeds or other non-tax revenue. The Capital Fund has no guiding principal at this point in time that states what the Budget should be. Staff is never fully sure when monies might be coming into or expended from that fund in any given year. Land sale projections are not based on any particular project. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2006-04

Approving a contract for professional legal services with Carson Boxberger, LLP

Mr. Wernet stated that the contract is identical to the previous year's contract except for the change in the date. The hourly rate is the same as last year. Motion to approve by Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-05

Approving the continuance of an engagement letter for legal services with Baker & Daniels regarding Southtown Mall and the Tillman Anthony Redevelopment Area

Mr. Lindsay noted that the contract will continue unchanged from the previous year for matters concerning the Southtown Mall acquisition. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-06

Approving the continuance of an engagement letter for legal services with Barrett McNagny regarding Southtown Mall

Mr. Berndt noted that the contract will continue with the same fees as in 2005 for matters concerning the Southtown Mall condemnation. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-07

Approving Change Order #9 to a contract with Strahm, Inc. for the Grand Wayne Center expansion and renovation project

Mr. Lindsay distributed a summary of the capitalized version of where funds have been spent for the expansion and renovation. He noted that the total construction contract amount is \$30.5 million and \$29.2 million has been spent, leaving a balance of \$1.3 million. There is a contingency balance of \$371,000.⁰⁰ plus a budgeted Grand Wayne Center bonus for W. A. Sheets in the amount of \$50,000.⁰⁰. The bond fund balance is \$1.44 million. There are seven sources of funding, not listed on the summary sheet; they are being used primarily for debt service and the 3-payment test reserve. Each of the three change orders contemplated has significant back charges, which is money paid back and forth between contractors, generally when work is done (or repaired) by another contractor. The second area of cost in each of these is called extra work orders that were done primarily for the Grand Opening in May and negotiated afterwards by the Construction Manager. This Change Order is for work done on the meeting rooms that face the Hilton and changes that the Grand Wayne Center Board felt were appropriate for the renovated building, adding a manhole in the dock area, wood blocking at doors and ceilings, work on the kitchen floor and other unforeseen work. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-08

Approving Change Order #11 to a contract with Hagerman Construction Corporation for the Grand Wayne Center expansion and renovation project.

Mr. Lindsay explained that this is for extra work orders or back charges from other contractors. Mr. Wernet explained the cost associated with the Change Order which included a second movable wall and other costs that were anticipated if the money to complete them was available. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-09

Approving Change Order #4 to a contract with Gaylor Group, Inc. for the Grand Wayne Center expansion and renovation project.

Mr. Lindsay noted the spreadsheet attached to the Change Order that explains the back charges and extra work, the more significant items include the addition of acrylic lenses to various lighting fixtures, wiring in the floor block boxes in the existing ballroom, more work in the kitchen. There were work items added at the end of the project when it was determined that the contingency fund would be able to handle the additional costs. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-10

Approving the Executive Director enter into a Professional Services Agreement with Carl Walker, Inc. for parking design and management consulting services

Ms. Lange explained that the revised cost proposal distributed includes actual costs. The purpose of this agreement is to coordinate with the Downtown Blueprint and a parking management study. The scope of the proposal will change as meetings are held with various stakeholders, including Sandy Kennedy, who manages metered and on-street parking as well the private/public parking facilities. The report will examine how the current parking assets are managed and will help identify ways to make parking a stronger asset. The perception is that there is little parking or it is inconvenient and expensive to park downtown. The study also will examine how to increase visitorship and support retailers and office users located Downtown. Sandy Kennedy will be fully engaged in this process. Dan Carmondy, the new DID president, wants to maximize downtown on-street parking and make it a friendlier venture. The previous study done by Carl Walker, Inc. was a supply and demand study relative to the expansion of the Grand Wayne Center and the Allen County Public Library. Mr. Dixie noted that this study will address concerns that some people had that there was absolutely no parking downtown when the reality is that there are numerous spaces available. Gianni Longo suggested that there might be some kind of parking management group to set policy for how parking is managed. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-11

Approving a Notice to Proceed under the November 2005 Professional Services Agreement with Design Collaborative

Ms. Lange reminded the Commissioners that a General Services contract had previously been approved that allowed Notices to Proceed. This Notice serves the parking wayfinding, corridor vehicular wayfinding and information kiosks that were addressed in the Downtown Blueprint Plus. The next phase will be Parking Wayfinding signage to help clearly identify where public parking is available and making it more user friendly and uniform. Additionally information kiosks are envisioned downtown. The project will include additional vehicular wayfinding along major corridors into Downtown. The concept is to help visitors coming from I69 or I469 to more easily navigate coming into Downtown. This design service contract is for services relevant to design, application and installation. This contract is approximately 6% of the total contract and in the range of what had been anticipated from the total budget. This contract will be coordinated with Carl Walker, Inc. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried without further discussion.

Resolution 2006-12

Approving Change Order #7 to the contract with Wayne Asphalt and Construction, Inc. for additional construction work at Southtown Centre

Mr. Berndt explained that this Change Order decreases the contract by \$3,384.⁰⁰. Wayne Asphalt has completed all the paving work and all the streets and utilities have been turned over the City. There will probably be a Change Order in February for extra dirt that had to be moved onto the site. There are three components to this Change Order that include reflective pavement markers for the Highway, temporary barricades at the entrance until Menards opens, and a credit for a fence. The Firestone store will have to be demolished and property markers will be installed for the fence that was taken down. The Firestone property is clean except for some dirty soil under the canopy. Firestone intends to move in March, so it is anticipated that demolition of the building will occur in April. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

OTHER BUSINESS

Resolution 2006-13

Approving a Letter of Understanding with the Allen County Public Library

Mr. Wernet noted that content was discussed in the Executive Session. A discussion of the Alamo building ensued. It will cost at least \$100,000 to move the structure and finding a site has been a very difficult task. The Library has given a deadline of May for moving the building. Every effort has been made by the not-for-profit sector to locate a site without any success. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously

- **Housing TIF** – Hearing on Tuesday at State Legislature.

Adjournment – Motion to adjourn by Mr. Guerin; seconded by Mr. Dixie. Meeting adjourned at 6:10 p.m.

Fort Wayne Redevelopment Commission



Karen Goldner, Secretary

Adopted 20 February 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
February 20, 2006**

TIME: Immediately following the Executive Session

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:07 p.m., after the Executive Session

ROLL CALL: Steve McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin
Steven Wright

STAFF PRESENT: Lisa Lange, Executive Director
Craig Berndt, CD Administrator
Tom Cain, Urban Planner
Jim Lindsay, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Greg Leatherman, Deputy Director – Community Development
Heather Presley, Deputy Director – Community Development

APPROVAL OF CLAIMS Motion to approve Claims of December 2005 by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously

APPROVAL OF MINUTES Motion to approve Minutes of 17 January 2006 Public Hearing by Ms. Goldner; seconded by Mr. Wright and Regular Meeting by Mr. Dixie; seconded by Ms. Goldner. Motions carried unanimously

NEW BUSINESS

Resolution 2006-14

Approving the expenditure of funds in anticipation of issuance of Bonds for costs associated with Renaissance Pointe

Ms. Lange explained that there is contemplated legislation by the General Assembly that would allow cities, in addition to Indianapolis and Marion County, to collect tax increment on single family residential units. The legislation is known as Housing Tax Increment Financing or HoTIF. The legislation was sponsored by the City of Fort Wayne and a similar piece of legislation was sponsored by the City of South Bend and both are getting attention. The Fort Wayne portion was presented by Representative Moses. If the legislation is passed, Resolution 2006-14 will allow the Commission to use HoTIF revenue to reimburse the City for expenditures incurred prior to the new legislation taking effect. These expenditures would be for predevelopment costs, specifically costs incurred by the Office of Neighborhood Services for engineering services to support the public infrastructure development in the proposed Renaissance Pointe project. At this time, the Senate Bill version seems to be moving forward. Mr. Leatherman stated that definite decisions for an intergovernmental agreement on bond issuance cannot be made before the legislation is adopted. The form of the legislation will provide the funding mechanism to help with costs such as demolition and infrastructure improvements in the Renaissance Pointe project. The process is in place; how much and what site preparation will be paid from the HoTIF is still undetermined. A project management team that includes Mansur Real Estate, Nicole Turner-Abrahms, Neighborworks, the Controller and Ms. Presley meets every three weeks. Their task is getting the contracts, doing the awards, determining where and how infrastructure should be replaced. The mechanism for funding is what the Redevelopment Commission would provide in this process. Ms. Presley noted that the management team has been meeting since September 2004. In January 2005, Capital Access from Philadelphia was selected to prepare a Master Plan. At that point a decision was made to do a much larger project that included more than Bowser Parcel B. Capital Access completed their work in June 2005. In July 2005, Mansur Real Estate Services was hired as the Master Developer. They have recently completed their draft of the Implementation Strategy. Ms. Presley noted 67% of the homes in the area are rentals compared with 62% home ownership in Allen County. The area is largely vacant land. The goal for the area would be to build tract townhouses, new single family houses and to increase commercial development. There are plans for a new urban trail through the development from Hanna Street to the LaRez district. Mr. Wernet explained that the project will be carried out in three phases beginning at the west. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried without further discussion

Resolution 2006-15

Approving the Redevelopment Commission's Annual Report for Calendar Year 2005

Ms. Goldner noted that the Northeast Indiana Innovation Center was completed in September 2005 and a change to the text should be made to reflect that occurrence. Motion to approve the Annual Report by Mr. Dixie; seconded by Mr. Wright. Motion carried without further discussion.

Resolution 2006-16

Authorizing requests for proposals for grant writing services for Assessment and Remediation Grants through the U.S. Environmental Protection Agency

Ms. Lange stated that staff would like to obtain quotations from qualified contractors who have a successful record of writing Brownfield grants to assist staff in preparing applications. Staff would like to pursue approximately \$1 million of USEPA Grants to capitalize a revolving loan fund for remediation and \$400,000 in other grants to fund site assessment targeting work in the UEA. The loan program, which was unsuccessful in the past, has been changed by USEPA to enable 40% (\$400,000.⁰⁰) of the \$1 million grant to be used for sub-grants and loans that did not have to be repaid. THE UEA wants to become more entrepreneurial, acquiring and reselling properties in the Zone using their abatement program as a point of leverage. If the grant award would be successful, the State will do an automatic match of 20% against the \$1 million and another 15% on the other assessments, which could add another \$230,000.⁰⁰. Anticipated costs for the grant writing services might be approximately \$10,000.⁰⁰. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried without further discussion.

Resolution 2006-17

Approving funding for public infrastructure improvements in and serving the Washington Center/Coldwater Road Economic Development Area, Baer Field Economic Development Area, Jefferson/Illinois Road (as amended) Economic Development Area, Maysville/Stellhorn Economic Development Area and Centennial Industrial Park Urban Renewal Area

Ms. Lange noted that coordinating meetings with the Board of Public Works and City Utilities have considered the various TIF revenue resources available for infrastructure project needs. The Washington Center Economic Development Area plan contains proposed public safety improvements at Dartmouth Lane, east of the intersection at Coldwater and Washington Center at a cost of \$100,000.⁰⁰ for engineering, acquisition and turn lane construction. The Redevelopment Commission funds would provide the required local match. There is not currently cash on hand to complete that project, so it would be done on a reimbursement basis. The next request is to use Baer Field and Jefferson Illinois TIF for intersection and signalization improvements at Ardmore and Taylor. The work will probably be completed in 2007. Next, Centennial and Baer Field funds will be used for improvements for a north/south Truck Route on Ardmore between Jefferson and Taylor. Money previously allocated from Baer Field funds are no longer needed and the allocation is being rescinded for the Ardmore Extended water line extension. The Lower Huntington and Smith Road water main extensions will be deferred until the Ardmore Truck Route improvements are made. Maysville Stellhorn funds will be used in 2010 to fund engineering, design and right-of-way improvements to the area. The long-term improvements will include a five lane highway and other improvements including the "triangle" on Maysville. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-18

Approving an expenditure pursuant to the Clinton Street lane reduction project.

Ms. Lange noted that project is widening the pedestrian corridor from Superior Street to Freimann Square. There will be a lane reduction beginning on the east side of Clinton Street next to A Party Apart and widening the sidewalk there. The changes will be funded by the 2005B Downtown CEDIT Bond. A 138 year old brick sewer main was found under the area where the new sidewalk would be constructed, which would inhibit improvements like tree planting and would be a concern when doing the demolition for the improvements. Funds from the Bond and City Utilities were used to install In-Situ lining in the sewer main. The total cost was approximately \$80,000.⁰⁰. The Redevelopment Commission will fund \$50,000.⁰⁰ of the cost. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried without further discussion.

Resolution 2006-19

Approving Change Order #8 to the contract with Wayne Asphalt and Construction, Inc. for additional construction work at Southtown Centre

Mr. Berndt noted that this Change Order relates to the moving of dirt that was not anticipated at the time the preliminary engineering was done. This brings the project to 9.1% over the original contract price. He stated that there will possibly be one more Change Order for additional stone that INDOT wants installed in the ditches. The new Firestone Building is tentatively scheduled for opening on March 20 and Mendards is definitely scheduled for opening on March 21. The new intersection will not be opened until approximately a week before the Menards opening. A discussion of the available real estate ensued. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-20

Authorizing requests for bids for demolition of the former Firestone Building at Southtown Centre

Mr. Berndt stated that Firestone is still occupying the building at this time. Mr. Berndt is working with SES on the final cleanup directives. Refrigerants, light bulbs and the dirty soil under the canopy all need to be removed before demolition. There is no asbestos or PCBs. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Ms. Goldner abstained. Motion carried unanimously without further discussion.

OTHER BUSINESS

Resolution 2006-21

Approving a design and engineering services contract with Design Collaborative, Inc. for the downtown one-way to two-way street conversion project.

Mr. Berndt stated that this is a contract for general design work on the downtown project. There will be a meeting to go over details and get a quotation for this conversion project. The result will be a motion to proceed. There was a meeting with business owners and residents on Calhoun Street. One of the participants noted that there are at least two vehicles each day going the wrong way on Calhoun. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-22

Approving a contract with Catalyst Marketing Design to design an marketing brochure for incentives for businesses located in targeted areas within southeast Fort Wayne

Resolution Deferred.

Resolution 2006-23

Approving execution and recording of an amendment to a Declaration establishing a plan of ownership for the Midtowne Crossing Condominiums

Mr. Wernet noted that the as-built drawings and changes in the square footage of each condominium and percentage interest that Hofer & Davis' survey found must be recorded. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

- **Partners in Progress** – There will be a seminar on February 28. Ms. Lange asked for approval to use approximately \$750.⁰⁰ of Capital Fund money to supplement the cost of the all-day event. There are a number public sponsorships for the event including Carson Boxberger, Tower Bank, Fort Wayne Board of Realtors, the City of Fort Wayne, Grand Wayne Center and Downtown Improvement District.
- **"PRISE" Program Incentives** – Ms. Sanchez presented the program that intends to stimulate retail growth in Southeast Fort Wayne. The program consists of incentive programs for strip center owners and tenants of selected strip centers in the Southeast. There will be two grant programs and a loan program. The grant program will target the following strip centers: Marks City Market, Anthony Wayne Village, K-Mart Plaza South and Rudisill Center. The "GO" Southeast Program give incentives to the owners of the targeted strip centers to help them get new tenants into their centers. The "GROW" Southeast is for existing owners and tenants to take advantage of a façade loan program. The emphasis of this program will be to improve the visual impact of the areas. The façade program will be administered through the City's CDC.

Adjournment – Motion to adjourn by Mr. Wright; seconded by Ms. Goldner. Meeting adjourned at 6:09 p.m.

Fort Wayne Redevelopment Commission



Karen Goldner, Secretary

Adopted 20 March 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
March 20, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:40 p.m.

ROLL CALL: Steve McElhoe
Quinton Dixie
Karen Goldner

STAFF PRESENT: Lisa Lange, Executive Director
Craig Berndt, CD Administrator
Tom Cain, Urban Planner
Jim Lindsay, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Greg Leatherman, Deputy Director – Community Development

APPROVAL OF CLAIMS Motion to approve Claims of January 2006 by Ms. Goldner;
seconded by Mr. Dixie. Motion carried unanimously

APPROVAL OF MINUTES Motion to approve Minutes of 20 February 2006 Regular Meeting by
Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously

NEW BUSINESS

Resolution 2006-24

Approving Change Order #5 to a contract with GAI, Inc.

Mr. Lindsay explained that this should be the last Change Order brought before the Commission on the environmental remediation. The not-to-exceed costs are based on unit price prices in the proposal. There has been further exploration of the metal anomaly below the floor in the Midtowne Crossing condominium unit. A theory is that the recent dilemma has been caused by a metal encapsulated concrete cistern. The amount of the Change Order is \$3,425.⁰⁰. Mr. Wernet noted that a conference with GAI's consultant will further define what may be causing the odor in the basement of the condominium unit. Petroleum odors may be trapped in the linoleum and concrete. The conclusion to this problem might be sealing the floor and replacing the flooring material. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried without further discussion

Resolution 2006-25

Approving a contract for landscaping and maintenance for Summit Industrial Park II

Mr. Lindsay noted that this proposal was submitted to landscapers who have previously worked with the Redevelopment Commission and those who are in good standing in Contract Compliance's EBE listing. Those that responded were Harlow Enterprises, Homescapes, Inc. dba Siebold Price and Lawn and Turf Landscaping. The lowest bid was submitted by Homescapes with an estimate of \$7,025.⁰⁰. A discussion regarding extra maintenance for the detention ponds ensued with the determination that action will be taken only upon the request of the DNR, IDEM and the Army Corps of Engineers. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried without further discussion.

Resolution 2006-26

Approving a contract for landscaping and maintenance for the Anthony Wayne Trace Industrial Park

Mr. Lindsay explained that this industrial park is bordered by Wayne Trace, Fletcher Avenue, South Anthony Blvd and the rail line and a sidewalk. In the past the UEA has funded the maintenance of this park. Staff believes that since the Redevelopment Commission is the owner of this property, it is the Commission's responsibility. The work can easily be handled on a unit cost basis. Bids were received from Harlow Enterprises, Homescapes, TurfMaster. Mr. Lindsay recommends that before awarding the contract to Homescapes whose low bid was \$2,825.⁰⁰., staff needs to be satisfied that Homescapes fully understands the scope of the work being bid. Motion to approve by Ms. Goldner subject to staff satisfaction that Homescapes fully understands the scope of work and that the vendor is capable of performing work; seconded by Mr. Dixie. Motion carried without further discussion.

Resolution 2006-27

Approving an extension of a listing contract for a commercial industrial realtor for Summit Industrial Park II

Ms. Lange reminded the Commission that approximately one year ago a listing agent contract was executed with CBRE/Sturges. They have had a number of leads. There are a number of issues that need to be addressed before the new contract is signed, including having more standardized monthly reporting to the Redevelopment Commission and the feasibility of allowing spec buildings. The contract would be extended noting that there might be the potential to allow spec buildings. Since restrictions have been eased on the property, there have been some offers on the property wanting restrictions to be eased further to allow lower quality buildings to be erected. There were also some inquiries concerning spec buildings that did not have a firm time commitment as to when the structures would be built. The Commissioners agreed that better monthly reporting should be part of the contract and those reports should be part of the monthly meeting packets. Motion to approve by Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-28

Approving an appropriation and budget pursuant to the Clinton Street lane reduction project and Clinton Street bridge gateways project.

Ms. Lange stated that the both of these projects will be funded by the Downtown CEDIT Bond. The lane reduction project involves reducing a lane of Clinton Street southbound between Superior and Freimann Square. The sidewalk will be widened on the east side and will include streetscape amenities. The Board of Public Works has been the Redevelopment Commission's agent; they have let the bids and conducted the engineering. It is anticipated that construction will be completed by Festival season 2006. The planning budget was less than the lowest construction bid received. The project was rebid this year because the single bid that came in last year was substantially higher than anticipated. The bid that was accepted this round was approximately \$10,000.⁰⁰ over the engineering estimate. The Redevelopment Commission also contributed \$50,000.⁰⁰ toward In-situ lining of a 138 year old brick sewer main under the construction area that would have prohibited some of work because of the weight load on ancient sewer main. Hopefully improvements can be made on the west side as soon as CitiLink moves from that site. The other project that needs funding is \$19,660.⁰⁰ for professional engineering design services for the Martin Luther King, Jr. (Clinton Street) bridge. Kurt Heidenreich, who designed the pedestrian bridge at IPFW, has been engaged by the Board of Public Works to do five different designs for the Clinton Street Bridge (south of Fourth Street). The five designs will then be narrowed to two designs by a citizen committee and the Board of Public Works. Staff was approached to help with the funding. It is anticipated that the \$4 million earmark from Senator Bayh along with INDOT funds will fund the rest of the project. A discussion on how to garner interest in the bridge ensued. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried without further discussion.

Resolution 2006-29

Approving Change Order #3 to a contract with the Baldus Company for the Downtown Fort Wayne wayfinding and directional signage project

Mr. Cain stated that certain underground conditions were discovered during the course of the project. The earlier change orders decreased the amount of the contract; this increase puts the budget slightly above the original contract amount. A discussion of the signs directing people to the Embassy Centre and the misspelling of Centre ensued. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried without further discussion.

OTHER BUSINESS

- **Southeast retail promotional brochure** – Because the Mayor is putting together a unified marketing initiative, Redevelopment staff deferred doing a marketing piece for the PRISE program until the Mayor's initiative is complete.
- **Downtown Projects** – Ms. Lange will forward copies of the Streetscape maps. Staff is in a preliminary design phase with the Mayor's office to develop a public outreach campaign that includes the possibility of cost-sharing public art to further enrich the streetscapes. Staff needs to make sure that the downtown property owners are fully engaged in the Downtown Blueprint plan. The Mayor would like to have substantial completion of the Clinton Street traffic changes by the 2007 Festival season to minimize impact on those Festivals. The one-way-to-two way conversions on Wayne and Berry Streets will probably be controversial. There is a continuing public outreach strategy. When the original conversion study was done, the planning budget was approximately \$350,000.⁰⁰. The Study did not fully contemplate replacing streetscapes that were damaged or disturbed, nor the possibility of putting bike routes on those streets, nor ADA curb ramps and parallel parking stalls, nor replacing the traffic signalization heads so they all match along full lengths of the corridors. The overall plan is to minimize impact on on-street parking, provide delivery zones and provide turning lanes onto the new two-way streets. In addition to vehicular wayfinding signage, there will be parking wayfinding signage in response to findings discovered by the parking management study. The plan is for wayfinding signs on the major corridors leading into downtown and information kiosks in the Downtown. The Parking Management Study will be completed in June. The study will probably recommend managing the parking more like an asset rather than the fragmented way it is now operated. It might recommend a parking task force to market downtown parking in cooperation with the City Clerk's Office.

- **Streetscape Landscaping** - Greg Leatherman – Mr. Cain brought to staff's attention the routing of the Library surface parking lot on Washington between Webster and Ewing. Mr. Cain had already been working with Trinity English Lutheran Church on the site's future. Mr. Leatherman and Mr. Cain had several meetings with the Library's architect, MSKTD, to work on a unified landscape approach on that three-block section. Approximately \$30,000.⁰⁰ has been allocated so that all the streetscape components will be coordinated.
- **Other Downtown Projects/Downtown Bond** – There may be some opportunities for alternative projects in the Downtown if some of the larger projects do not develop within the Bond timeframe. These might include property acquisition, Barr Street Market Place redevelopment and some ideas that the Downtown Improvement District might want to encourage. Ms. Goldner asked about the status of the Downtown Hotel project. Mr. Leatherman replied that the property might not be available and Johnson Consulting, the Hotel Consulting firm, is ready to convert a final decision into an RFP in a two-week + or-timeframe. The current property owners of the proposed mixed-use/residential site will be making a decision on partnering with the Redevelopment Commission soon.
- **Traffic Calming** – One of the concerns that must be addressed is the impact of the one-way-to-two-way conversions and how that might impact traffic on the peripheral arterial and peripheral neighborhood streets.
- **Other Downtown Initiatives** - Ms. Feasel stated that the Blueprint + Committee is meeting with Gianni Longo for an additional four sessions. One of the objectives will be to investigate a Downtown Baseball Stadium. Another objective could be the development in "overlay" districts and, of course, traffic calming which Mr. Longo and the Steering Committee believe need attention. Ms. Feasel noted that more than 57% of the projects identified in the Blueprint + have been initiated.
- **Rocke and Associates' contract for work at Southtown Mall** -- Mr. Berndt stated that Mr. Rocke's proposal, which was part of the design contract for the ring road from Tillman to Anthony, included all the work to be done to complete that design. Mr. Rocke is asking for additional compensation for the work his contract said he would complete. Mr. Berndt told Mr. Rocke that Commission staff is not inclined to pay for this work but that he would take it before the Redevelopment Commission for their opinion. Mr. Wernet stated that his opinion is that this work was part of the contract and not additional work to be completed. His recommendation was not to pay until there is further investigation. The verbal consensus of the Commissioners was not to pay.

Adjournment – Motion to adjourn by Mr. Dixie; seconded by Ms. Goldner. Meeting adjourned at 5:45 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 24 March 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
April 24, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 730

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:31 p.m.

ROLL CALL: Steve McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin
David Wright

STAFF PRESENT: Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Jon Bomberger, Baker & Daniels
Elissa McGauley, Community Development

APPROVAL OF CLAIMS Motion to approve Claims of February 2006 by Ms. Goldner;
seconded by Mr. Wright. Motion carried unanimously

APPROVAL OF MINUTES Motion to approve Minutes of 20 March 2006 Regular Meeting by
Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously

NEW BUSINESS

Resolution 2006-33

Pledging certain revenues expected to be received by the Commission to the Public Safety Academy project being undertaken by the City of Fort Wayne, Indiana

Mr. Bomberger explained that the financing arm of the Public Safety Academy is asking to use tax increment revenues generated and proceeds from the sale and leasing of the land known as Southtown Centre to make lease rental payments to the Fort Wayne Municipal Building Corp. as to the extent that those funds are available. A discussion of anticipated TIF revenues and land sales ensued. Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-30

Approving the designation of property as an Economic Revitalization Area for Hanning & Bean Enterprises, Inc. in the West Highway 30 Economic Development Area

Mr. Wernet disclosed that Carson Boxberger represents Sweetwater and he will not be able to participate in any conversation. Ms. McGauley noted that Sweetwater announced that they would be moving its operations from Bass Road to the west of the SIRVA complex on Highway 30 West. As part of that project, Sweetwater will be consolidating all their buildings at this new facility. They plan to use this facility for their sales office, warehouse, upgraded facilities for their employees and a new auditorium that will allow them to test their acoustic sound equipment. They also hope to be able to market the auditorium to the surrounding community. They plan to remodel about 37,000 square feet and add approximately 150,000 square feet to the existing building. They will be spending approximately \$24 million on the project in both real estate and personal property improvements and intend to create approximately 166 full and part-time jobs. The majority of the jobs created will be full-time positions and will generate \$5.3 million in payroll. They plan to purchase logistical distribution and information technology equipment. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Mr. Guerin abstained. Motion carried without further discussion

Resolution 2006-31

Approving Change Order No. 3 to the contract with Wayne Asphalt and Construction, Inc. for additional work at Southtown Centre

Mr. Lindsay explained that the two line items include the replacement of a street light for \$3,300.⁰⁰ and additional work mandated by INDOT for the US27 entrance in the amount of \$2,600.⁰⁰. The total contract price will increase to \$2,579,875.⁸². Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-32

Approving a contract for the demolition work at the vacant Firestone Building at Southtown Centre

Mr. Lindsay stated that three bids were received on 18 April. The lowest bid of \$96,694.⁰⁰ was received from Terra Contracting in Kalamazoo Michigan. All references for Terra were contacted and there were no negatives comments or anything that would indicate problems with their previous

contracts. There were some indications by the Terra representative to Mr. Lindsay that Terra's quotation for the disposal costs might not be fully on target. Mr. Lindsay then told the representative that the Redevelopment Commission would be asked to conditionally approve the award of contract pending Mr. Berndt's further review. This situation is the kind of instance in which a Bid Bond might be employed. Mr. Wernet stated that if the Bid Bond would be used, the project would have to be rebid because of the Common Wage statute. All three contractors submitted a Bid Bond. Motion to conditionally approve by Mr. Guerin, subject to staff review and approval of Line Item #5 and #15 regarding dump fees at National Serv-All; seconded by Mr. Wright. Ms. Goldner abstained. Motion carried without further discussion.

OTHER BUSINESS

Resolution 2006-34

Appointing an interim Executive Director of the Fort Wayne Redevelopment Commission and interim Director of the Department of Redevelopment for the City of Fort Wayne.

No discussion. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

- **Siebold Price Contract at Anthony Wayne Trace** – Mr. Lindsay reminded the Commissioners that they conditionally approved the landscape contract at Anthony Wayne Trace. Mr. Lindsay and Terry McCaffery of the UEA met with the Siebold Price and walked the site. Mr. Lindsay is confident of their ability to do the work per the unit prices of the bid. Final approval of contract by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously without further discussion.
- **Parking Lot Maintenance at West Jefferson Lots** – Mr. Lindsay noted that the surface parking lot at 227 West Jefferson Blvd., commonly known as the former Greyhound Bus Terminal, is the planning site for a new hotel. During any activities at the Embassy or the Grand Wayne Center, typically on the weekends, Light & Breuning staffs the lot and collects parking fees pursuant to their contract. Seventy percent of the \$3.00 cost to park is remitted to the Redevelopment Commission. Mr. Breuning proposed to improve the accountability on that lot by placing a honor-system drop box, improving signage and monitoring the lot and box at a cost of \$3,300.⁰⁰. The breakeven point would probably happen within 7 months. Ms. Goldner suggested that not monitoring the parking during slow times was not a problem in her estimation. Mr. Lindsay noted that the lot was temporarily patched and restriped, recognizing the lot is going to be redeveloped. The consensus of the Commissioners was that it would not be enough of a revenue generator to justify the costs. Mr. Dixie asked about the Downtown Parking Study and Mr. Lindsay replied that Phase II is complete. Phase III will involve Carl Walker, Inc. tendering a draft action plan within a month that absorbs all the commentary from the stakeholder groups. The Action Plan will be submitted to the Redevelopment Commission and the parking principles (City Controller, City Clerk, Parking Enforcement, Light & Breuning, Harding & Dahm, Downtown Improvement District and others).
- **Midtowne Crossing Parking** – Mr. Lindsay stated that a tenant in the Midtowne Crossing gave up the parking space in October 2005 because of illness. She is in arrears of \$1,115.⁰⁰. She is also recovering from a severe case of cancer, unable to work and is trying to pay her bills. Light & Breuning submitted a written request for a lump sum settlement to clear the account. Mr. Lindsay's recommendation is to accept \$500.⁰⁰ as a settlement. Ms. Goldner made a motion to offer a settlement of \$500.⁰⁰ but to also negotiate for a one-time settlement that incorporates the best judgment of staff. There was a consensus of the Commissioners that the one-time settlement was the correct plan of action.

Adjournment – Motion to adjourn by Ms. Goldner; seconded by Mr. Wright. Meeting adjourned at 5:15 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 15 May 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
May 15, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:32 p.m.

ROLL CALL: Steve McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Tom Cain, Urban Planner
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: None

APPROVAL OF CLAIMS Motion to approve Claims of March 2006 by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 24 April 2006 Special Meeting by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-35

Ceding and assigning jurisdiction of real estate to the Allen County Redevelopment Commission

Mr. Lindsay noted that the Fort Wayne Redevelopment Commission previously approved a Memorandum of Understanding with Allen County to fund infrastructure projects in northwest Allen County. The Allen County Redevelopment Commission created the Edgewood North and Huguenard II Economic Development Areas and tax allocation areas. That area will be annexed effective 30 June 2006. It is the belief of Fort Wayne Redevelopment Commission staff that the area should remain under the jurisdiction of the Allen County Redevelopment Commission since they have been collecting tax increment from the area. The purpose of ceding the jurisdiction is to facilitate construction projects delineated in the Intergovernmental Memorandum of Understanding. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-36

Approving an addendum to a contract with W. A. Sheets & Sons, Inc.

Mr. Lindsay stated that the contract with W. A. Sheets for the Grand Wayne Center expansion project contained an addendum that allowed a bonus of 10% of all savings realized with a maximum of \$50,000.00 if the project was completed on time. Mr. Lindsay stated that the addendum was reviewed and approved by the Grand Wayne Center Board on 10 May. W. A. Sheets has consistently negotiated with contractors to keep the cost of Change Orders down. Early in the project, problems with soils were encountered and an intergovernmental agreement, the terms of which were negotiated by Sheets, was approved between the Redevelopment Commission and the Allen County Public Library that saved the expansion project approximately \$250,000.⁰⁰. A discussion of the timing of the addendum ensued. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-37

Approving Change Order #8 to a contract with Gaylor Group, Inc. for work at the Grand Wayne Center expansion and renovation project

Mr. Lindsay noted that this Change Order is a reversal of items that were value engineered out of the original contract. About 75% of the Change Order is for automatic flushing devices for every toilet in the Grand Wayne Center. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-38

Approving Change Order No. 1 to the contract with Terra Contracting, LLC for additional work on the Firestone Demolition and U.S. Highway 27 fence removal project at Southtown Centre

Mr. Berndt explained that the demolition contract has been signed, including the removal of the fence line along US 27. Dumping fees at the landfill have increased; Terra has asked to put those additional fees into the contract. The disposal cost fee for petroleum impacted soil is \$33.⁷⁰ a ton. The fee for general demolition debris increased by approximately 14,472.⁰⁰. With this increase, Terra Contracting is still approximately \$50,000.⁰⁰ below the next lowest bid. A discussion of landfill fee increases ensued. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-39

Approving a professional services contract with Bonar Group, Inc. for design and related services for the one-way to two-way street project.

Mr. Berndt noted that the entity that was engaged for the design work submitted costs that were too high. When the project was resubmitted, four quotations were received. The quotations for the base bid ranged between \$89,500.⁰⁰ to \$181,200.⁰⁰. Mr. Berndt has met with the staff of Bonar Group, the low bidder, and is satisfied that they are fully capable of completing the task for \$89,500.⁰⁰. They are ready to begin work as soon as they receive our instructions. Mr. Berndt, Mr. Leatherman, Ms. Feasel and Dan Carmondy of the Downtown Improvement District have met with approximately 20 property owners and tenants to discuss the conversion and the CEDIT projects. The overwhelming response to the street conversions was supportive of the changes. Most of the concerns surrounded the changes on Calhoun Street; i.e. loading and unloading and need for additional on-street parking. Ms. Feasel noted that she has met with seven of the nine Common Council members and they are generally supportive. The Board of Safety has to approve the change before it is submitted to Common Council for their approval. The Board of Safety approved the changes unanimously. Staff will submit some baseline ideas on how Calhoun Street might be reconfigured. Mr. Leatherman stated that at the American Planning Association Conference in San Antonio, the major topic of discussion in many of the meetings was how to convert one-way streets to two-way and make downtowns more pedestrian-friendly. The Berry and Wayne conversion contemplates just changing signalization, which can be done this fall and winter. Each of the 19 intersections will take at least a week of construction, which includes all new poles and signals. The changes on Wayne and Berry will begin at Clay Street and end at the hospital on Berry Street and VanBuren on Wayne Street. That will allow an alternate way to get to Washington and Jefferson instead of having to use Broadway. Pavers on Wayne and Berry will also be replaced. The cost of overhead lighted signs from Lafayette to Harrison and at Wayne and Calhoun will be investigated. The most complicated project will be Calhoun Street. Motion to approve by Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously without further discussion

Resolution 2006-40

Approving a professional services contract with SES Environmental, Inc. for testing and closure management of the Lake Avenue soil cells.

Mr. Berndt reminded the Commissioners that there are four soil cells on Lake Avenue. They were created by the City to remediate petroleum-impacted soils from various projects. IDEM has recommended that the cells be closed. At this point, one of the cells (Cell D) has soils from the Bowser site. Last year, the Redevelopment Commission received a grant to close Cell D. The cost of closing Cells A, B and C are significant. The Water Filtration Plant has agreed to pay for the cost and has asked for Brownfield assistance for consulting oversight. The cost is \$10,794.⁵⁰ for a contract with SES that was actually negotiated by the Water Filtration Plant. The soil cannot be remediated and will be put in a permanent landfill. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Motion carried unanimously without further discussion

OTHER BUSINESS

- **Lima and Ley Road Economic Development Area** – Mr. Lindsay is working on the Declaratory Resolution for a new tax allocation area. The Redevelopment Commission will be assisting with the funding of the regional stormwater detention basin in Interstate Industrial Park at the site of the Radisson Hotel that was never built. The second major emphasis will be pedestrian and bicycle pathways on the east side near Spiece Fieldhouse. There are no sidewalks and several critical areas need sidewalks to help people get around, especially when Spiece has major events. There are also concrete streets in the area that need to be renovated.
- **CEDIT Streetscapes** – Mr. Cain noted that improvements will be let to bid on sidewalk improvements that will look similar to the design that has been completed near the Republican Headquarters on Main and Harrison Streets. These project areas will include selected portions of Harrison Street between Washington and Pearl Streets, portions of Wayne Street between the Library and Calhoun Street and a segment of Washington and Jefferson between Calhoun and Harrison. The project cost will be approximately \$750,000.⁰⁰. The bid opening will be on 1 June 2006 at 10:30 a.m. The project is projected to be completed by the end of the 2006 construction season.

- **HOTIF** – Mr. Wernet stated that HoTIF should take effect on 1 July 2006 and an agreement will be prepared with Housing and Neighborhood Services to fund the Renaissance Pointe project from TIF revenues generated by the project. At the July meeting Julie Sanchez will have a Declaratory Resolution to create Renaissance Pointe as a Redevelopment Housing Area.
- **\$10M CEDIT Bond** – Mr. Guerin asked about concerns regarding the ability to spend the Bond money in a timely manner. Mr. Leatherman stated that there are concerns because of the ambitious nature of some of the catalyst projects and property acquisition. Mr. Leatherman does not share the concerns of the former Executive Director about our ability to spend that money. The money will be spent efficiently and effectively with as much impact on Downtown as possible. The understanding from Bond Counsel is that 85% of the money must be spent by April 2008.

Adjournment – Motion to adjourn by Ms. Goldner; seconded by Mr. Wright. Meeting adjourned at 5:15 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 19 June 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
June 19, 2006**

TIME: 5:15 p.m., immediately following the Executive Session

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Guerin called the meeting to order at 4:37 p.m.

ROLL CALL: Christopher Guerin
Karen Goldner
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Tom Cain, Urban Planner
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Elissa McGauley

APPROVAL OF CLAIMS Motion to approve Claims of April 2006 by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 15 May 2006 Regular Meeting by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-41

Allowing the designation of property as an Economic Revitalization Area for Updike Properties in Centennial Industrial Park Urban Renewal Area

Ms. McGauley explained that Updike Properties is more commonly known as CMS Steel & Fabrication. She noted that the company intends to acquire \$.5 million in new manufacturing equipment and \$175,000 in new IT and logistical distribution equipment. The company also intends to construct a 28,500 square foot building at a cost of \$.8 million. The owner estimates that 10 full-time and 2 part-time jobs will be created with an annual payroll of approximately \$.485 million. Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-42

Amending Resolution 2005-93 concerning the designation of property as an Economic Development Area for Theresa E. Glaze, dba Fort Wayne Metal Research Products Corp. in the Baer Field Economic Development Area

Ms. McGauley stated that Fort Wayne Metals Research received an Economic Revitalization Area designation in September 2005. The company has submitted a new Form SB-1 seeking to amend the designation by adding new manufacturing, R&D, logistical and IT equipment with an estimated acquisition cost of \$3.03 million. They also intend to make real property improvements, (10,000 sf building) at an estimated cost of \$1.75 million. The owner estimates that 10 new jobs will be created with an annual payroll of \$400,000. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-43

Declaratory Resolution - Lima Road/Ley Road Economic Development Area

Mr. Lindsay explained the sequence of the Resolution - if adopted, the resolution will be presented to the City Plan Commission for their approval. If approved, it will go to City Council for discussion and then through the passage process. It will probably be returned to the Redevelopment Commission at the September meeting for a public hearing. Lima Road is one of the most heavily traveled corridors with approximately 45,000 vehicles per day. The key development within the area will be stormwater detention, which is envisioned to be in northwest portion of the Economic Development Area, where a series of monolithic stone pillars are located. The second development is envisioned to be pedestrian and public infrastructure improvements along Distribution and Merchandise Drives to facilitate public movement and activities in the area. Third is a possible connection with the Urban Greenway (Urban Trails) system, along with signage and wayfinding as appropriate. There will be related design and engineering costs linked to the entire project. The zoning is mostly IN-2 but in the area of the proposed stormwater detention area it is IN-3. The base assessed value of the area is approximately \$5 million. This is not Greenfield development but revitalization of real estate at one the City's busiest intersections. The impact of the regional stormwater detention will be significant because the drainage will positively impact a one square mile area. A discussion of the tax increment

that might be generated by the allocation area ensued. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-44

Authorizing the Executive Director to enter into a contract for Streetscape Improvements, Phase 2

Mr. Cain stated that Phase I construction focused on the areas surrounding the Grand Wayne Center. Phase 2 will include several block faces of Harrison, Washington, Jefferson and Wayne. The work will include base improvements which include decorative sidewalks, new ornamental lighting, street trees, and extensions to the sidewalks at the ends of some blocks located in key locations and will address drainage issues. Hipkind Concrete Corp. submitted the lowest bid of \$741,100.⁰⁰. Staff is recommending that the base bid along with Alternates 1, 2 and 3 be accepted. Mr. Leatherman noted that in addressing Hipkind's concern that their bid was significantly lower than the other bids, he assured them they would be compensated for any unforeseen circumstances that often occur in urban environments. Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-45

Authorizing the Executive Director to solicit invitational bids for the construction of improvements in the Downtown Blueprint + area

Mr. Cain noted that this project addresses the need for capital improvements in the Downtown on Washington Blvd. west of Webster Street to Ewing Street. It is opposite the Downtown Library frontage; the Library owns approximately 88% of that area, excluding the Kinder House. The library is in the process of constructing and reconstructing new parking facilities to serve their facility. There are remnants of old curb-faced sidewalks in some areas and some sidewalk and park strips in other areas. The Redevelopment Commission will be partnering with the Library's improvements by changing the curb faced, commercial sidewalks to curb and park strip with street trees and sidewalk conditions more attuned to the design the Library is constructing on the opposite side of the street. This will set the stage for future improvements along Washington into the West Central Neighborhood. Mr. Guerin would like to receive a periodic accounting concerning where the Blueprint + funds are being spent and how the remainder of the \$10 million is allocated. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-46

Approving Change Order #2 to the contract with Terra Contracting LLC for additional work on the Firestone demolition and U.S. Highway 27 fence removal project

Mr. Berndt stated that, without staff's knowledge, the hoists inside the building were improperly removed and this has caused an environmental problem that must be remediated. The additional work required will cost \$3,020.⁰⁰. Firestone is aware of the problem and may help to pay the cost of the remediation. Mr. Leatherman stated that the additional costs are being reviewed by Mr. Manges, the City's attorney. Additionally, unit prices for the disposal of the contaminated soil and oil will be on another Change Order. Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-47

Approving Change Order #10 to the contract with Wayne Asphalt and Construction, Inc. for additional work at Southtown Centre

Mr. Berndt believes that this might be the final Change Order. INDOT did a final inspection of the streets and pipes and decided that more rip rap was needed along some of the inlets. The additional cost is \$8,000.⁰⁰. The final contract price is increased to \$2,587,875.⁸². Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-48

Approving the collection of tax increment from property taxes on real estate located within the Civic Center Urban Renewal Area, Summit Industrial Park, Centennial Industrial Park, Jefferson/Illinois Road, Maysville/Stellhorn Road, Illinois Getz Road, Washington Center/Coldwater Road and Baer Field tax allocation areas

Mr. Lindsay noted that this is the annual Resolution that must be approved as the basis for the request to the Allen County Auditor for funding the various projects that depend upon tax increment. The Redevelopment Commission is requesting all the tax increment generated from all the areas except Washington Center/Coldwater Road. Because of the City's planned public improvements in the Washington/Coldwater road Economic Development Area, the Redevelopment Commission is asking for only \$150,000.00 for the improvements at Dartmouth Avenue/Washington Center Road intersection. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

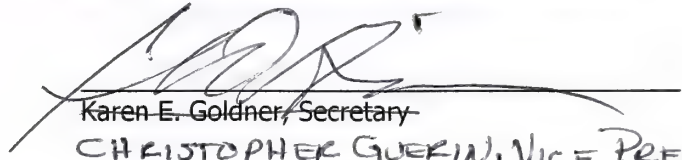
Resolution 2006-49

Approving the sale of parcel No. 6 at Southtown Centre

Mr. Wernet stated that he has received a Notice of Exercise of Option from Sturges and Southtown Centre LLC that they have sold Parcel 6 to Wendy's Restaurant. The Redevelopment Commission needs to authorize Mr. Wernet to execute the Closing Documents. Motion to approve by Mr. Wright; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Adjournment – Motion to adjourn by Mr. Wright; seconded by Ms. Goldner. Meeting adjourned at 5:45 p.m.

Fort Wayne Redevelopment Commission


~~Karen E. Goldner, Secretary~~
CHRISTOPHER GUERIN, VICE PRESIDENT

Adopted: 17 July 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
July 17, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:35 p.m.

ROLL CALL: Steven McElhoe
Christopher Guerin
Quinton Dixie
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Tom Cain, Urban Planner
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Elissa McGauley, Community Development
Heather Presley, OHNS Director
Sherry Early-Aden, OHNS
Maye Johnson, Synergy

APPROVAL OF CLAIMS Motion to approve Claims of May 2006 by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 19 June 2006 Regular Meeting by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-50

Allowing the designation of property as an Economic Revitalization Area for Peg Perago USA in Centennial Industrial Park Urban Renewal Area

Ms. McGauley stated that Peg Perago is expanding. They are asking for a personal property abatement and will install approximately \$3.9 million of new manufacturing equipment, \$490,000.⁰⁰ in logistical distribution equipment and new information technology equipment; the bulk of the IT expenditure is for radio frequency ID equipment to better track inventory. The radio equipment upgrade is due in large part to Wal-Mart's requirement to implement radio equipment identification with all their suppliers. This is a retention project, there will be no new job created. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-51

Declaratory Resolution – Renaissance Pointe Urban Renewal Area

Ms. Sanchez stated the new Urban Renewal Area represents an amendment to the Bowser Avenue Urban Renewal Area, established in 1998. The Hanna-Creighton area, as a whole, has been under study. The area has undergone many changes since the 1920's when it was mostly housing for the employees of the S. F. Bowser Company, the anchor for the area. The company remained in Fort Wayne until the 1960's when it moved operations to Tennessee. At that time many of the employees who had located in the neighborhood were displaced and began to leave. The commercial component of the neighborhood also began to leave. From that point on, the area began to deteriorate. Today, there are many vacant houses in areas where housing and commercial buildings have been demolished. There is also a large percentage of renter-occupied housing. The 1997 fire in the remaining portion of the factory caused environmental contamination when over 600,000 tires that were being stored in the building burned. During that time, the site became an EPA Brownfield Demonstration Pilot Project. Since 1998 the area has been partially redeveloped with the addition of Phoenix Place and Phoenix Manor, a 10-parcel housing development and a 50-unit senior housing complex, respectfully. In 2005, the OHNS Department of the City of Fort Wayne spearheaded a plan for the larger neighborhood as a whole. The new Urban Renewal Area boundaries will encompass the original Urban Renewal Area and expanded to include the areas bounded Hanna on the west, Anthony to the east, Creighton to the north and Pontiac to the south. The OHNS Department created the Hanna-Creighton Revitalization Strategy dated November 2005 and the Implementation Strategy for Renaissance Pointe dated February 2006 that outlines the redevelopment strategy for the entire area. Infrastructure financing will be specifically funded by the newly created Housing Tax Incremental Financing (HoTIF) redevelopment tool. HoTIF was used initially for the successful housing development of Fall Creek Place in Indianapolis. This new legislation will allow the

Redevelopment Commission to use the taxes generated by the housing development to fund improvements within the Urban Renewal Area. The purpose of the proposed Redevelopment Plan is to enlarge the boundaries of the original Bowser Avenue Redevelopment Area to those of the Renaissance Pointe Housing Program; to change the name from the Bowser Avenue Redevelopment Area to the Renaissance Pointe Urban Renewal Area; to change the base date from 1998 to 2006; to adopt the Renaissance Pointe Housing Program as part of the plan; to rescind the former Bowser Allocation Area and to create a new housing allocation area, which boundaries will be co-terminus with the Renaissance Pointe Urban Renewal Area boundaries. The plan is to construct 400 new homes and redevelop up to 150 existing homes. The sales of these new homes will ultimately strengthen the market for future commercial growth and investment. The objectives of the Redevelopment Commission are to fund the construction of basic infrastructure improvements to facilitate the development of Renaissance Pointe; to increase the property tax base and develop the groundwork to attract new commercial investments. The responsibilities of the OHNS Department will include acquisition and preparation of land and demolition to facilitate the development as well as surface debris removal, relocation of displaced renters, rehabilitation assistance for existing homeowners and down payment assistance to qualified home buyers. The Redevelopment Commission will reimburse the City for undertaking public improvements in or serving the Redevelopment Area. The Commission's only funding obligation will be to provide Tax Increment and when collected. The Redevelopment Commission will not issue debt, but will pledge all the tax increment revenue from the Renaissance Pointe Urban Renewal Area to the City to retire City debt. The entire cost of the improvements is estimated to be approximately \$70 million. All findings support the statutory requirements. According to the HoTIF legislation, the Redevelopment Commission may not exercise the power of Eminent Domain. Before any action is taken, the Redevelopment Commission must inform any person affected by the action to be taken with an adequate opportunity to participate in an advisory, planning and implementation role. There was a public meeting held to inform interested persons of the development; approximately 60 people attended and expressed minimal concern. Ms. Sanchez then proceeded to state the remainder of the Findings. Ms. Presley reminded the Commissioners of her previous interaction with the Redevelopment Commission. In January 2005, OHNS hired a HUD Contractor to do the Master Plan. In July 2005, OHNS hired the master developer for Renaissance Pointe, who was also the master developer for Fall Creek Place in Indianapolis. The plan is to build 400 units. There is a great deal of risk with this development, so the project has been broken into three phases. The first phase will be between Hanna Street and the alley between Smith and Oliver Streets. The second and third phases will continue to Anthony. This "phasing in" will mitigate risk but also give enough significant impact in one area to jump start the process. As demand requires, the City can continue with public improvements and infrastructure upgrades for the additional phases. Three local builders have been engaged – Lancia Construction, Delagrang Homes and Ideal Homes. They will be purchasing lots from the City and then building to the homebuyers' specifications. The plan is to build six model units, no later than Spring 2007. A home ownership center will be on site to promote the homebuyer education program. The requirement is that 51% homes be available to low and moderate income buyers. There will be significant incentives for these homebuyers. At the end of the project, there may or may not be 51% low and moderate income housing. She noted that at Fall Creek in Indianapolis, the developer was hard pressed to get 51% because there was more interest in Market Rate housing. Ms. Presley explained that there are \$20,000.⁰⁰ loans for current owners in the area to rehab their existing homes. If the existing homeowner cannot afford the loan repayment, the money will then be considered a deferred loan and the repayment will be due on sale. The price range for the homes will be between \$100,000.⁰⁰ and \$175,000.⁰⁰. There is a pattern book for the houses, i.e. the houses are required to have an urban look with detached garages accessible from an alley. Each house must have a walk-up, brick front porch and there must be windows on all sides of the house. The houses must be the primary residence of the owner and the owner must agree to live in that house for a yet unspecified number of years (5-10 years). The houses cannot be rentals. HUD has agreed to designate Renaissance Pointe as a Neighborhood Revitalization Strategy Area which means that some homebuyer incentives will be available to market rate buyers. In addition to the down payment assistance, there will be a 5-year tax abatement. The projection is to have the development completed in seven to nine years. Mr. Leatherman reiterated that the Redevelopment Commission is committing whatever Tax Increment is generated to reimburse expenses to getting the project up and going. Mr. Lindsay noted the process that the Resolution must take before it comes back to the Redevelopment Commission for the Public Hearing and Confirmatory Resolution. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Mr. Dixie abstained. Motion carried without further discussion.

Resolution 2006-52

Approving the Exercise of an Option to Purchase pursuant to a real estate lease
Resolution deferred.

Resolution 2006-53

Approving a Letter of Understanding with the Allen County Public Library

Mr. Wernet stated that there have been discussions concerning the parcel of land at the northwest corner of Washington and Harrison. A Letter of Understanding has been developed in conjunction with the Allen County Public Library. The Library Board met and approved the Letter of Understanding in the form that contemplates that the Library would agree to sell an approximate 37,500 square foot parcel currently used for parking for \$1.5 million, payable at closing, to the Redevelopment Commission. The price was agreed upon based on appraisals completed on behalf of the Commission. The Library would then agree to lease approximately 110 parking spaces in a

parking garage that would be constructed on the real estate for a term of 99 years at a rental rate that would equal the income earned on the sale proceeds. The \$1.5 would be placed in an investment fund and all of the revenue from that would be paid to the Redevelopment Commission as rent to support parking garage lease rentals. The lease may be terminated after 20 years with one year notice. The Library intends to use the spaces for employee parking and not sublease, but there would be no prohibition on that. The closing would not be completed until a developer was found for the site; if the multi-use structure is not built, the Redevelopment Commission would not buy the site. Staff will do due diligence, environmental surveys and seek a developer. Mr. Leatherman stated that it has taken some time to complete the Letter of Intent that spells out the performance of each party. Staff will be moving forward quickly with a Request for Proposal if this Resolution is passed. There is developer interest. A financial package must be created that includes how to undertake the parking construction, including incentives. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-54

Approving Change Order 4 for Downtown Vehicular Wayfinding Directory Sign System

Mr. Cain stated that the final portion of the installation of the Wayfinding signs along Clinton and Lafayette is complete. There were a number of underground obstacles encountered, mainly utility lines. The contractor used high pressure water jets and a large vacuum hose to excavate the foundation holes and not cut into underground utilities. It did cost more to do that. There were unanticipated additional expenses that were part of the agreement with INDOT to use their right-of-way. They required a level of traffic control devices during construction that were beyond what was budgeted. This should be the last Change Order and will bring the total project cost to \$150,018.⁹⁸, less than 6% over the original contract amount. There should be few problems encountered with the signs if Berry and Wayne are changed to two-way streets; the solution may be adding more information to the backs of the existing signs. Motion to approve by Mr. Wright; seconded by Mr. Guerin. Motion carried unanimously without further discussion

Resolution 2006-55

Ratifying Change Order 1 and final for the Clinton Street lane reduction project, Board of Public Works Resolution 7076-06

Mr. Cain noted that the lane reduction and sidewalk improvements have been very successful and have received many compliments. The Redevelopment Commission contracted with the Board of Public Works to implement the project. They supervised the construction on our behalf. In the process, the quantities in the final project were slightly different than the estimates. An underground vault beneath the sidewalk increased the contract amount by \$4,700.⁰⁰. The contract total is \$115,026.⁰⁰. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion

Resolution 2006-56

Approving revisions to the Assessment and Remediation Grant Regulations under the Brownfields Redevelopment Program

Mr. Berndt stated that these revisions make significant changes to the Brownfield Program. In the past, grant money was available for assessments and a loan was available for cleanup. No one has ever applied for a loan; it is a rather complicated process for the amount of money that might be available. Mr. Leatherman stated that it has been equally difficult for the State and Federal Government to provide loan money for cleanup purposes. It was decided to change to an all grant program so that property will be cleaned up and not just used for assessments and the property abandoned after the assessment. The changes include a maximum \$50,000.⁰⁰ grant to a single project. It would be broken out as \$20,000.⁰⁰ maximum for assessments and \$30,000.⁰⁰ for clean up. The assessment would require an 80/20 match. The Redevelopment Commission would provide 80% to a maximum of \$20,000.⁰⁰. The reasoning behind those figures is to get a financial commitment for the project. Once the assessments are complete, then the grant available for the clean up would be a straight \$30,000.⁰⁰ for the affected property. There will also be provisions for clean up of property for multi-family housing units (condominiums) located in the Downtown Improvement District and NorthRiver. The applicant would need to prepare a redevelopment plan that would be approved by the Redevelopment Commission. All contracts will be between the applicant and their chosen contractor; the Redevelopment Commission will reimburse the applicant. Mr. Leatherman noted that there are performance standard measurements for reimbursement that would encourage the applicant to move forward with the intended project. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-57

Approving Change Order No. 3 to the contract with Terra Contacting LLC for additional work on the Firestone Demolition and U.S. Highway 27 fence removal project at Southtown Centre

Mr. Berndt noted that the original contract was for approximately \$97,000.⁰⁰. There is asbestos containing material (Transite) on the roof of the building. The additional cost for the asbestos removal is \$12,150.⁰⁰. The second item concerns demurrage; Terra wanted to be compensated for the equipment downtime because of the asbestos removal. Additionally, they were required to give a 10-day notice to IDEM before demolition began. When the asbestos was discovered, staff notified IDEM and discovered the 10-day notice had never been filed. On the third day of the asbestos panel removal, Terra filed their notice; so for the next ten days they could not do any work. Mr. Wernet's suggestion was to cap the demurrage at 3 days at 2,150.⁰⁰ per day. This change order brings the

total contract to \$137,451.⁰⁰. A discussion of demurrage ensued. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-58

Approving funding for public infrastructure improvements in and serving the Centennial Industrial Park Urban Renewal Area

Mr. Lindsay stated that these improvements deal specifically with the Butler Road/Hillegas Road intersection. The intersection is in need of upgrade and improvements. Four million dollars has been allocated to be shared between Centennial Park and Baer Field tax allocation funds for the Ardmore Avenue corridor. In a planning meeting with the Utility Administration and Board of Works, it was decided that this improvement should be completed without delay, due to the timing of the corridor project. This will be funded from the Centennial Park funds. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

OTHER BUSINESS

- Mr. Leatherman noted that there has been a great deal of cooperation between Redevelopment staff and the Utility Department. Over the last couple of years, there has been a marked improvement in relationships with other City and County Departments.
- Mr. Leatherman reminded the Commissioners that at last month's meeting, a discussion concerning Spec buildings in Summit Industrial Park II arose. It appears to be the time to allow staff to create a policy that would be open to the entities who have expressed an interest in building. Staff would evaluate any proposals and then choose the developer who would build the best spec building. The measure of the proposal would include the type of tenant it would attract and the building materials used. Only one proposal would be chosen. When that building sells to the desired type of tenant, then a second spec building would be considered. Mr. Dixie asked about development at Adams Center and Mr. Leatherman replied that an in-house determination was made concerning what part of Adams Center could be developed with the lowest possible up-front investment. The decision will open approximately 48 acres for development with a minimal amount of investment, substantially less than the \$2 to \$3 million it would take to complete the entire park with streets, roads and utilities.
- Mr. Leatherman stated that Anthony/Wayne Trace Park Industrial Park was upgraded at a time when the City was endeavoring to help Tokheim remain in Fort Wayne. The former Tokheim building is now being used by a powder coating company, who is doing well, employing a good number of people at a decent wage, and is using top of the line equipment. The company is growing and they have a need for parking near their entrance. The owner of the building has had conversations with Mr. Leatherman about parking. There is a tremendous amount of parking there but it is all on the east of the building and not easily accessible to the powder coating facility. If the owner is truly interested in increasing the near-side parking, Mr. Leatherman determined that they could hire, at their expense, an architect to design how the new parking lot would fit. If the owner is creative about the placement of the parking, it could be an asset to the company that is adjacent and growing. Redevelopment Commission staff is asking that the owners show how a parking lot could fit there that would be pleasing and not destroy the perimeter greenspace. The Redevelopment Commission could then consider the legal implications of making the land available. The perimeter of the property is very nice with shade trees, old growth trees, evergreens and landscaping. A discussion of the layout of a possible parking lot ensued.

Adjournment – Motion to adjourn by Mr. Guerin; seconded by Mr. Dixie. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 21 August 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
August 21, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:35 p.m.

ROLL CALL: Steven McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Tom Cain, Urban Planner
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: None

APPROVAL OF CLAIMS Motion to approve Claims of June 2006 by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 17 July 2006 Regular Meeting by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-52

Approving the exercise of an Option to Purchase pursuant to a real estate lease.

Mr. Leatherman noted that the terms of the agreement for the exercise of the Option to Purchase have been fulfilled. Johnson Controls has been leasing this parcel from the City of Fort Wayne since December 2001. Johnson Controls has completed investment conditions and they wish to exercise the Option to Purchase based upon the completion of the lease agreement criteria. Mr. Wernet reiterated that they have met the conditions of the lease based on job creation and expenditures and have paid \$115,000.⁰⁰ in lease payments that will be applied to the purchase price. Motion to approve by Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-59

Approving Change Order No. 4 to the contract with Terra Contracting, LLC for additional work on the Firestone demolition and U.S. Highway 27 fence removal project at Southtown Centre

Mr. Berndt explained that the demolition of the Firestone Building at Southtown Centre is complete. There was much more asphalt on the site than could have realistically been expected. There was some asphalt on the parking lot that was more than two feet thick and asphalt was found under the concrete floor of the building. This change order is in the amount of \$11,689.⁷² making the final cost of Terra's contract \$149,140.⁷². Motion to approve by Mr. Wright; seconded by Mr. Guerin. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-60

Ratifying and approving reimbursement of expenses for environmental remediation work and expenses for disposal of contaminated soil at Southtown Centre.

Mr. Berndt stated that at the Firestone site, after testing for the hydraulic oil, it was discovered that 1,150 tons of contaminated soil needed to be taken to the landfill. Kreager Bros. was on site and licensed to do the hauling. The estimated \$25,000.⁰⁰ amount is for removing and transporting the contaminated soil and \$38,675.⁰⁰ is for landfill costs. A discussion of the cost benefit analysis of remediation on this site ensued. Mr. Guerin asked for a breakdown of the actual cost versus the budgeted costs for the entire Southtown Centre site. Mr. Berndt stated that approximately \$15 million has been spent on acquisition, demolition, clean up, putting in the new streets and infrastructure improvements. Mr. Berndt will supply the Commissioners a printed spreadsheet of the costs. A discussion of lot sales and the utility work on detention ponds near the Public Safety Academy ensued. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-61

Approving a Grant of Easement for a pylon sign at Southtown Centre

Mr. Wernet explained that when the Secondary Development Plan for Southtown Centre was filed, there was an area near US 27 where a pylon sign is planned that had no legal description. The Grant of Easement needed to have a legal description; that legal description has been filed with the County Recorder. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Ms. Goldner abstained. Motion carried without further discussion.

Resolution 2006-62

Approving an amendment to the Professional Services Contract with Bonar Group, Inc. for design services for the one-way to two-way street conversion project and

Resolution 2006-63

Approving fees for streetscape design services for the Calhoun Street one-way to two-way street conversion project

Mr. Berndt asked to discuss Resolutions 2006-62 and 2006-63 at the same time. He stated that two blocks of Calhoun between Washington and Berry will be changed from one-way to two-way operation. Additionally the streetscapes will be upgraded. After consultation with the Hilton and the CVB, consideration is being given to including a third block between Jefferson and Washington for renovations. Plans for the two blocks between Berry and Washington include adding loading and unloading zones on one side. This will necessitate widening the street by 10 feet. At the ends of those blocks, there will be a dedicated left turn lane in the middle. The widening will be accomplished by taking 3 feet from the west side of the sidewalk and by taking 7 feet on the east side. The loading and unloading zones will be on the east side. In front of the Hilton, there is a yellow line on the curb painted by the Hilton; the plan is to put five or six parking spaces there. Staff has talked to six architectural firms, five of which are located downtown, about a design competition for a streetscape in one of the converted blocks. They will be given very specific criteria so their outputs can be compared uniformly, but the architects understand they are to be creative. Staff will ask for a plan view, a section view and third that would be a view of the architect's preference for Calhoun Street in the block that houses the Dash-In. There will be a committee to evaluate the designs after listening to each presentation. The designs are not to be bid documents, nor will the designs be evaluated as part of a bidding package. The ideas are to be very conceptual and the Redevelopment Commission will have the right to integrate any of the intellectual property into a master plan. Mr. Berndt has met with all six participants. The idea is to give each of the architects \$1,000.⁰⁰ and three weeks to complete the plan. Mr. Leatherman assured the Commission that the guidelines established by the BlueprintPLUS Committee will not be ignored. The challenge is to take those guidelines to a higher level. The architects will also be given plans and drawings of what is currently planned. A discussion of the make-up of the design committee ensued; the Commissioners felt that a representative of the Commission should be on the Committee. Mr. Leatherman will talk to the Commissioners who are interested. Motion to approve Resolution 2006-62 and 2006-63 by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-64

Ratifying the conditional award of a contract for the construction of improvements in the Downtown BlueprintPLUS area

Mr. Cain noted that this is a follow-up to the sidewalk improvement project on Washington Blvd in the block between Webster and Ewing Streets, opposite the Allen County Public Library Downtown project. All of the public infrastructure around the Library is being refurbished and gives the City a good opportunity to enhance the character of that area. Five bids were solicited; Key Concrete and Hipskind Concrete were the two respondents. Hipskind had the lowest base bid at \$31,950.⁰⁰. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

OTHER BUSINESS


- **Summit Industrial Park II RFP** – Mr. Leatherman noted that seven local industrial realtors were contacted and asked to provide a plan and/or before September 1 for a spec building to be built in Summit Industrial Park II.
- **Prise Prgam** – Ms. Sanchez stated that two of the four owners of the targeted strip centers in the Southeast have submitted applications for the façade program and a third intends to submit an application in a month. The two that have submitted are the owners of Anthony Wayne Village near the corner of Anthony and McKinnie and Rogers Market (Mark's City Market). Anthony Wayne Village is proposing to update their front façade before the end of the year at a cost of approximately \$180,000.⁰⁰. Ms. Sanchez distributed the plans for Anthony Wayne Village and noted that since there has been significant interest, there may be more money available for owners to make façade change. The program also has funds available for tenants to upgrade their signage. Rogers/Mark's original application stated they intended to make \$30,000.⁰⁰ of improvements, but after some conversations, they now intend to spend \$150,000.⁰⁰. Rogers has a letter of intent from Dollar General as a new tenant in that strip center; they will take some of Mark's square footage and give it to Dollar General. They also intend to finish construction before year end. Ms. Sanchez has been working with Bruce Bodner of K-Mart Plaza South. They intend to redo the parking lot and possibly the roofing on the strip center. Additionally, Hardee's will be moving from the outlot

on Anthony near US27 and McDonalds will build a new building to house their restaurant on that site. Approximately 40 other businesses owners around Southtown Centre are interested in this program for their individual storefronts. Mr. Leatherman noted that at the time of the ribbon-cutting for the new facades, the intent is to announce that there will be additional money available for these types of projects.

- **Southeast Strategy Community Forum** – There will be a meeting to conceptualize commercial and residential development in the Southeast on Monday and Tuesday, August 28 and 29, at Link's Wonderland, 1711 East Creighton Avenue. The first day will feature Lori Volk who will formally present the Southeast Housing Study and Ms. Sanchez will re-present the MetroEdge Study. There will be breakout sessions with developers and community leaders. This Forum will help direct the Southeast development strategy.

Adjournment – Motion to adjourn by Mr. Wright; seconded by Mr. Guerin. Meeting adjourned at 5:20 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 18 September 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
PUBLIC HEARING MEETING MINUTES
September 18, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called meeting to order at 4:37 p.m.

ROLL CALL: Steve McElhoe
Christopher Guerin
Quinton Dixie
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Administrator
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Tom Cain, Urban Designer
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Glynn Hines, Fort Wayne Common Council
Heather Presley, Deputy Director, OHNS
Sherry Early-Aden, CD Administrator, OHNS
Maye Johnson, OHNS
Pat Love, Wayne Township Assessor

NEW BUSINESS

Those speaking in favor of amending and confirming resolution – Renaissance Pointe Urban Renewal Area Mr. McElhoe asked if there was anyone to speak in favor of the Confirmatory Resolution. Ms. Sanchez reminded the Commissioners that their responsibility is the decision to adopt the housing plan as part of the Renaissance Pointe Urban Renewal Area or not. The plan consists of the construction of 400 new homes and the rehabilitation of approximately 150 existing homes. Mr. Leatherman noted that the plan has been approved by the City Planning Commission and the City Common Council. Both bodies have passed it without any changes or adverse comments. Mr. Wernet added that the plan incorporates the testimony that Ms. Sanchez gave at the Declaratory Resolution stage of the process. Mr. McElhoe asked two more times if there anyone present to speak for the Resolution. There were no further responses.

Those speaking against amending and confirming resolution – Renaissance Point Urban Renewal Area. Mr. McElhoe asked if there was anyone to speak against Renaissance Pointe Urban Renewal Area. There were no replies. Mr. McElhoe asked two more times if there was anyone present to speak against Resolution. There were again no responses.

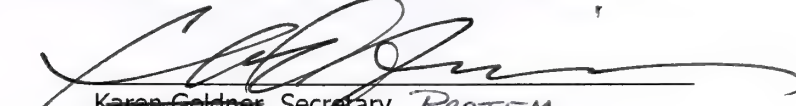
Those speaking in favor of Confirmatory Resolution – Lima Ley Economic Development Area Mr. McElhoe asked if there was anyone to speak in favor of the Confirmatory Resolution. Mr. Lindsay noted the area encompasses the site of the former Seyfert Potato Chip plant on the west, a new hotel on the east and the regional stormwater detention area to the northwest. The stormwater detention project area was recently acquired by the Board of Public Works. There will also be pedestrian and roadway improvements in the Merchandise and Distribution Drive area. Unlike other Economic Development Area projects, this project will develop much faster than most. The Declaratory has followed the normal lines of consideration for approval – City Plan Commission and Common Council and the Redevelopment Commission for a public hearing. There have been no comments brought to Mr. Lindsay's attention, other than the projects considered in the plan will be commencing soon. Mr. Wernet asked that the testimony and evidence from the Declaratory Resolution be incorporated into the record. Mr. McElhoe asked two more times if there was anyone else speaking for the Resolution. There were no further responses

Those speaking against Confirmatory Resolution – Lima Ley Economic Development Area Mr. McElhoe asked if there was anyone to speak against the Lima Ley Economic Development Area. There were no replies. Mr. McElhoe asked two more times if there was anyone present to speak against the Resolution. There were again no responses.

Adjournment

Motion to adjourn the meeting by Mr. Guerin; seconded by Mr. Dixie. Meeting adjourned at 4:42 p.m.

Fort Wayne Redevelopment Commission


~~Karen Goldner, Secretary~~ *PROTEM*
✓ *CHRISTOPHER GUERIN*

Adopted 16 October 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
September 18, 2006**

TIME: Immediately following the Executive Session

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:02 p.m.

ROLL CALL: Steven McElhoe
Quinton Dixie
Karen Goldner
Christopher Guerin
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Tom Cain, Urban Designer
Sharon Feasel, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: None

APPROVAL OF CLAIMS Motion to approve Claims of July 2006 by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 21 August 2006 Regular Meeting by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-65

Amending and confirming Declaratory Resolution 2006-51 for the Renaissance Point Urban Renewal Area

Ms. Sanchez noted that the Plan Commission determined that the Renaissance Point Urban Renewal Area plan conforms to the general plan of development for the City of Fort Wayne. Common Council approved the Declaratory Resolution. The public was given the opportunity for input at the Public Hearing held earlier today; there were no negative comments. If this Resolution is approved, the mechanism will be in place to establish the Renaissance Point Urban Renewal Area. Motion to approve by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-66

Confirmatory Resolution – Lima Ley Economic Development Area

Mr. Lindsay stated that the approval process was completed in a timely manner. The Confirmatory Resolution has one small change relative to the Declaratory Resolution – the parcel previously owned by Columbia Sussic, the hotel foundation area located near I69, was acquired by the City of Fort Wayne after the Declaratory Resolution was approved. It was and remains included in the Economic Development Area but by passing the Confirmatory Resolution, that parcel will be removed from the allocation area but will remain inside the Economic Development Area. That parcel will become a regional stormwater detention area. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-67

Approving funding for public infrastructure improvements in and serving the Illinois Getz Road Economic Development Area

Mr. Lindsay reminded the Commission of the amendment to the Illinois Getz Road Economic Development Area that was approved approximately one year ago. At that time, the key project for the Economic Development Area was signalization and roadway improvements at the Magnavox Way & Illinois Road intersection. Since that time, tax increment has been generated. The property generating the tax increment is Meijer's, 5th 3rd Bank and other businesses on the Meijer site. The Economic Development Area also includes the undeveloped portion of the Menard's property to the north. The proposed \$.5 million project will be completed in the summer of 2007. Additionally, the Board of Public Works has identified a future stormwater detention project for the intersection of Getz Road and Jefferson Blvd. Motion to approve by Mr. Guerin; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-68

Approving reimbursement of expenses incurred pursuant to the Grand Wayne Center expansion project

Mr. Lindsay noted that these expenses were incurred by the Redevelopment Commission and Grand Wayne Center Board before the Redevelopment Authority Bond was issued. The Grand Wayne Center reimbursable costs represent payments to legal counsel and Sagamore Associates for consulting work. The Bond was part of a very complicated and intricate financing structure, incorporating the Redevelopment Authority, and demanded critical strategies. The Redevelopment Commission expended dollars from the Capital Fund to complete the acquisition of the "fast food" block and for legal expenses. These amounts will be withdrawn from the Bond Fund and reimbursed to each entity. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-69

Approving the selection of a developer for the design and construction of a spec building located in Summit Industrial Park II

Mr. Leatherman reminded the Commissioners that over the last several months there have been numerous conversations with developers concerning a spec building in Summit Industrial Park II. A decision was made to implement a Request for Proposal and give developers approximately 5 weeks to respond. Only one response was received; it was from BND. The proposal was very good and in very good form. Mr. Lindsay noted that the RFP was sent to all the commercial/industrial realtors in the community. By adopting this Resolution, the Redevelopment Commission would be approving the selection of BND as the developer for the building and allowing Staff to proceed with the negotiations of the agreement. The main components of the negotiation would be deferring payment of the purchase price at closing and requiring this development be compliant with the existing Restrictions and Covenants in place and specifying the exact placement and size of the building. Negotiations would strive to have the flexibility to return dollars to the project in a creative way. Mr. Wernet stated that the sales price must be the asking price but with the appropriate project BND could receive some incentives. The proposed location of the building would be immediately at the crossroads of Innovation Blvd and the east/west cul-de-sac court on Parcel 13 and part of 14. A discussion of the timeline for completion ensued. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-70

Ratifying and approving final contract prices for surveying, engineering design and utility relocation work during the development of Southtown Mall

Mr. Berndt explained that these contract prices exceeded the approved amount of the contract, usually because of reimbursable expenses and additions to estimated costs. The first change is for survey services for Hofer & Davis. Their actual billing exceeded the estimated amount by \$4,525.⁰⁰. Rocke & Associates exceeded their contract amount by \$22,435.⁰⁰. Verizon billed \$1,800.⁰⁰ for a service connection for the Firestone store; originally the Firestone connections were part of the Penney's building. Firestone's telephone service, electricity and all utilities physically came from Penney's. When the main mall was demolished, connections were rewired. Verizon is now billing us for the reconnecting in early 2005. Motion to approve by Mr. Guerin; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-71

Ratifying and approving a change order for Downtown streetscape improvements, phase 2

Resolution 2006-72 was adopted prior to this Resolution. Tom Cain noted a scrivener's error – the previously approved contract amount should read \$741,000.⁰⁰. The increase in the Executive Director's allocation allowance is increased per Resolution 2006-72. These two Change Orders are related to the underground improvements needed for streetscape improvements (98%). The other 2% of the Change Order is for the improvements needed near Renaissance Square. Motion to approve by Mr. Guerin; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-72

Modifying the scope and budget for Downtown streetscape improvements, phase 2

Mr. Cain gave a brief overview of the streetscape project. There are always a number of unforeseen problems encountered when working underground in the Downtown area. There have been numerous basement walls discovered under the sidewalks; many times these underground stub walls and foundations interfere with installation of infrastructure in the public right-of-way. There was money allocated for work to close some basements, but the full extent of work needed could not have been known beforehand. It has been difficult to accurately assess the conditions on all the sidewalks because of limited access and limited knowledge of some of the underground structures and obstacles. When the Commission initially approved the \$741,000.⁰⁰ contract, the Resolution also approved that the Executive Director had the latitude to approve up to \$74,100.⁰⁰ in additional work. Unfortunately problems that cost more to repair than that amount have been discovered. Additionally, sidewalk repairs need to be done around the Renaissance Square office building and parking lot. The resolution asks that the Executive Director be able to add funds for the unforeseen problems and to expand the geographic area to include the replacement of the thin tile pavers that have failed near Renaissance Square. A discussion of the location of the underground vaults ensued.

Motion to approve by Mr. Wright; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-73

Approving an additional expense pursuant to the Martin Luther King Jr./Clinton Street Bridge gateway project.

Ms. Feasel noted that a committee was formed to review a number of options presented for the redesign of the Martin Luther King Jr. Bridge on Clinton Street. The committee hired Kurt Heidenreich of Engineering Resources Inc. to design the bridge. One of the last requests of the committee was input from the public. The additional expense is for 3-dimensional night-time drawings to facilitate answering questions from the public. Staff is moving forward with a Memorandum of Understanding between the City of Fort Wayne and the Indiana Department of Transportation regarding the design work for the bridge. Staff also will be asking INDOT to move the construction forward from 5 to 8 years to 3 to 5 years. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-74

Approving a Settlement Agreement with Jack E. Roebel

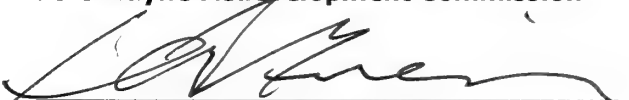
Mr. Wernet stated that the Settlement Agreement was discussed in the Executive Session. Motion to approve by Ms. Goldner; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

OTHER BUSINESS

- Mr. Leatherman stated that County Economic Development officials have asked the City to create a new Economic Development Area to deal with the extension of utilities along Airport Expressway to I69. There are engineering and in-house costs are being tabulated. There will be some decision that will need to be made regarding whether to amend the Baer Field Economic Development Area or to create a new Economic Development Area. Mr. Leatherman feels the existing area is overly large.
- The Jefferson Illinois TIF area has an agreement in place to install traffic signals at two intersections along Apple Glen Blvd. The Jefferson Pointe owners want to do one signal at a time. Signalization must be complete before the Redevelopment Commission would reimburse their costs. The Redevelopment Commission approved \$125,000.⁰⁰ in a cost share two years ago for this project. The Jefferson Pointe manager has said that it has been extremely difficult to work with Wal-Mart, Kohls and another business to get the approvals he needs to move forward, but he continues to work to get them on board.
- Southtown - Mr. Berndt explained a summary of expenses and revenues he distributed. The revenues total approximately \$20.4 million, including the CRED revenue that is anticipated. The expenses total \$18 million.

Adjournment – Motion to adjourn by Ms. Goldner; seconded by Mr. Guerin. Meeting adjourned at 5:47 p.m.

Fort Wayne Redevelopment Commission


Karen E. Goldner, Secretary *PROTEM*
CHRISTOPHER GUERIN

Adopted: 16 October 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
October 16, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:33 p.m.

ROLL CALL: Steven McElhoe
Quinton Dixie
Christopher Guerin
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Cheryl Ryan, SES Environmental representing Flash, LLC
Monica Christie, Law Student

APPROVAL OF CLAIMS Motion to approve Claims of August 2006 by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 18 September 2006 Public Hearing and 18 September 2006 Regular Meeting by Mr. Dixie; seconded by Mr. Guerin. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-75

Approving reimbursement of expenses for the Goshen Avenue Underpass Stormwater System Improvements project

Mr. Leatherman explained that both Resolutions 2006-75 and 78 are products of our continuing relationship and project coordination with City Utilities and the Board of Public Works. Mr. Lindsay noted that the railroad underpass adjacent to Centennial Park and Goshen Road, one of the major entrances to Centennial Park, consistently floods. Although funds from the Centennial Park TIF have been committed to the truck route, those projected expenditures are further in the future than first envisioned and that will allow the Redevelopment Commission to fund these kind of eligible projects in the interim. The project is a reimbursement for funds already expended by City Utilities. Motion to approve by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-76

Authorizing a contract for design services for the Calhoun Street Streetscape project

Mr. Leatherman stated that issues were brought to the attention of staff by groups that have an interest in the Calhoun Street reconstruction. There are groups that want nothing changed and those who understand the need for a two-way street in that section of downtown. The understanding is that the uniqueness of that section of Calhoun Street needs to be maintained, i.e. tree canopy, sidewalk dining. Staff asked six design firms to design a streetscape for the area and offered a \$1,000.⁰⁰ reimbursement. Three firms completed designs and presented their plans. There is still internal debate regarding which firm will be asked to be the partnering firm to provide the architectural drawings that need to be completed. Staff has calculated that it will cost approximately \$100,000.⁰⁰ to hire one of these firms. Mr. Berndt explained that typically design costs are approximately 15% of the completed project; the estimated cost of the project is \$2 million. Mr. Leatherman noted that estimates are \$250,000.⁰⁰ per block to complete the basic construction for the template that has been designed for the entire downtown, including bricks, pavers, lights, trees and tree grates. The City has made the commitment that Calhoun Street will be as good as and probably better than it is today. Staff has worked within the \$10 million CEDIT Bond to allocate potentially \$2 million to do the three block section. Staff estimates that amount is more than adequate to do what needs to be done. Mr. Berndt noted that there is approximately \$115,000.⁰⁰ allocated for Bonar Group to do the engineering for the project. Mr. Leatherman stated that there has been much debate about the placement of loading zones, gains and losses in parking spaces, the width of the street, which side of the streets will be decreased to provide the turning lanes, plus how to add the richness back into the three block section. Staff wants to make sure that the design firm chosen will be the best suited for the job. After some discussion, a decision was made to insert the following paragraph into the resolution: "Whereas, the Redevelopment Commission has engaged Design

Collaborative for Downtown Projects and may engage them for this project” and the addition of the words “one or more” into results clause number 1. Motion to amend Resolution 2006-76 by adding the inserted paragraphs by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion. Motion to approve resolution as amended by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-77

Approving a professional services contract with Symbiont, Inc. to assist in preparing applications for U.S. EPA Brownfield assessment grants

Mr. Berndt stated Symbiont is a company from Milwaukee Wisconsin that assists in the preparation of EPA grant applications. EPA makes grants available to all the states to complete Brownfields related work. Indiana has a poor track record in receiving these grants, applicants have received only one grant in the past two years. Symbiont has an extremely good track record in receiving EPA grants for their clients. Two grant applications cost \$6,000.⁰⁰ per application. The client pays nothing unless Symbiont completes some work and the client backs out of the agreement or if the client refuses the successful grant. If the application is submitted and EPA declines the award, the client owes nothing to Symbiont. Once the grant is awarded, Symbiont will oversee and administer the grant or the Redevelopment Commission can pay the \$6,000.⁰⁰ and hire whomever we want to administer the grant. The grants that staff would like to apply for are for General Assessments of Brownfield citywide and the other is for Hazardous Materials. The City does not have to own the sites that are eligible for grant assistance. Mr. Leatherman is familiar with this firm and feels they will produce a quality product. Motion to approve by Mr. Wright; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2006-78

Approving funding for the Flaugh Ditch Lift Station Improvements project

Mr. Lindsay stated that this public infrastructure improvement project serves the Illinois Getz Road Economic Development Area, as amended. This is the oldest sanitary lift station owned by the City that still operates with the majority of its original equipment. It was installed in 1960. The improvements call for \$750,000.⁰⁰ of investment over a three year construction period. The Redevelopment Commission has approved \$500,000.⁰⁰ for infrastructure improvements (signalization at Magnavox Way & Illinois Road). Approximately \$300,000 in TIF revenue is generated from this area each year. The timing fits well into our revenue generation and staff recommends approval of the infrastructure improvements. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-79

Approving a Brownfield Assistance Program remediation grant for Flash, LLC for the property at 1140 Hayden Street

This resolution was taken before 2006-78 to accommodate the representative from SES Environmental. Mr. Berndt stated that Flash, LLC purchased property at 1140 Hayden Street (south side of the street), the former Gibraltar Packaging Company. They own three lots – the lot their building is on, a vacant lot on the north side of Hayden Street and a vacant parcel on the east side. All three of the parcels have some kind of contamination. SES Environmental has done assessments for the two parcels on the south side of the street. The proposed work was bid and the cost is approximately \$45,000.⁰⁰. Flash, LLC has applied for \$30,000.⁰⁰ in remediation grants, the maximum available from brownfield programs. The company plans to redesign their building at a cost of \$20,000.⁰⁰. Mr. Berndt is not convinced that the property needs to be cleaned to be used. Staff would encourage them to clean the east parcel because that one is vacant and could have a new building on it if cleaned. The goal of the grant program is to encourage property owners to clean the land so it can be used to create new employment opportunities. Staff believes that \$10,000.⁰⁰ is a fair amount to grant for the remediation. A discussion of the remediation grant and how policies affect the Community Develop Action Plan (CDAPs) ensued. Mr. Leatherman explained the intent of the Brownfield Program and its use as a tool to clean any contaminated property in the City. Ms. Ryan noted that the building has been used as a chemical storage shed for drums and the inside housed a substantial amount of contaminants. The look from the outside makes the building appear as a huge brownfield. Ms. Ryan stated that there are three particular areas that need remediation – Petroleum contamination, trace amounts of Volatile Organic Compounds and other compounds. The company plans to clean the area of contaminants and do a general aesthetics cleanup. Mr. Berndt suggested that staff take the remediation plan to the Planning Department for their comments and bring it back to the Commission in November. He would like some assurance that part of the company's expenditures would be reimbursed. Mr. Wright suggested that the no matter what the CDAP entails, the property should be cleared of contaminants. Motion to table until November meeting with assurances that the funds spent would be reimbursable by Mr. Guerin; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

OTHER BUSINESS

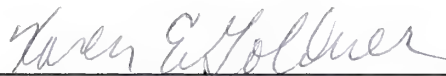
- **PRISE Program Update** – Julie Sanchez – Currently there are four applications for retail strip centers in the southeast. They are Anthony Village, Rogers Market representing Mark's City Market, K-Mart Plaza South (Bruce Bodner) and K-Mart Plaza (as its own entity). Anthony Wayne Village and Mark's City Market will be moving forward with their project during Spring 2007; K-Mart Plaza has already completed their painting project that includes the store front and the auto body shop. On October 27 at 11:00 a.m., a formal announcement at K-Mart Plaza South concerning the grant awards will be made by the

Mayor. It will complement the Southeast Charette and will address the community's concern about the negative press regarding the Southeast and the property owners' desires for more incentives for existing and small business. The press conference will announce that the PRISE program will be expanded to the entire southeast area to encourage the redevelopment of the area. The restrictions on the grant include a commercial zoning on the property and there be an economic impact including the addition of three or more employees.

- **IACT Annual Conference** – Jim Lindsay – The tax discussion that affects the Redevelopment Commission was HB1001 that puts a cap on property taxes. It is called the 2% rule or the Circuit Breaker. The essence of the bill is that homeowners or business owners will not have their net property taxes raised more than 2% a year in 2009 for homeowners and 2010 for business owners. IACT would like to convince the General Assembly to modify the law in a way that would allow provisions for debt service. The average differential is between 22% and 24%. It will affect the Redevelopment Commission the most because the other taxing entities will get their base assessments and a significant amount of the total tax is tax increment received by the Fort Wayne Redevelopment Commission. Mr. Berndt noted that at this time the State Legislature's direction is letting entities know that they will have to figure out how to balance their books or find other sources of income.
- **Summit Park II negotiations with BND** – Greg Leatherman – Mr. Leatherman met with Rob Young of the Economic Development Alliance to craft a tentative Memorandum of Understanding that lists the purchase price of the land at \$1.45 per square foot. The agreement with BND states that within four years 50% of the building must be leased to one of the target groups that the Alliance has identified (communication or medical). There is a 15% reduction in the square foot cost if the criterion is met. If wages generated by that project exceed an average of \$45,000.⁰⁰ before benefits, there is another 5% reduction and an additional 5% reduction if the average wage exceeds \$55,000.⁰⁰. There is a maximum of 25% reduction. This is a unique agreement.
- **CRED, State IEDC Decisions** – Greg Leatherman – There were meetings that took place last week with the IDEC, Mark Becker and Mayor Richard. The outcome was that CRED will be allocated on a project-by-project basis. There was a consensus on the Fort Wayne Newspaper Building. In some cases, projects in the "pipeline" were given approval on varying bases of support. Overall, the outcome is better than staff feared. The amount allowed for the hotel was half of what was previously thought and staff will move forward with those criteria in mind. Future projects will have to be evaluated on criteria set by IEDC.
- **NorthRiver** – There is no change in the negotiations between the City and property owners regarding acquiring the property.

Adjournment – Motion to adjourn by Mr. Wright; seconded by Mr. Dixie. Meeting adjourned at 5:38 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 20 November 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
November 20, 2006**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:32 p.m.

ROLL CALL: Steven McElhoe
Karen Goldner
Christopher Guerin
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Cheryl Ryan, SES Environmental representing Flash, LLC

APPROVAL OF CLAIMS Motion to approve Claims of September 2006 by Mr. Guerin;
seconded by Mr. Wright. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 16 October 2006 Regular Meeting by
Mr. Wright; seconded by Mr. Guerin. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-79

Approving a Brownfield Assistance Program remediation grant for Flash, LLC for the property at 1140 Hayden Street

Mr. Leatherman noted that this resolution was deferred from the last meeting. Mr. Leatherman & Mr. Berndt consulted Pam Holocher of Strategic Planning (who oversaw the development of the East Central CDAP) relative to the neighborhood plan. The in-house discussion revealed no CDAP conflicts with the plans to clean up and rehabilitate this particular industrial building. The Strategic Planning staff fully agrees with the plan of action. Brownfield grant plans for CDAPs neighborhoods will be discussed with Strategic Planning for staff input and/or concurrence. The Flash, LLC plans to spend approximately \$20,000.⁰⁰ on the cleanup, the Redevelopment Commission will provide a 10,000.⁰⁰ grant to aid in the environmental costs. Ms. Ryan noted that clean up will cost approximately \$20,000.⁰⁰ and an additional \$45,000.⁰⁰ to \$50,000.⁰⁰ invested in the property. Motion to approve by Mr. Guerin; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-80

Approving a disposition value for real estate located in the Civic Center Urban Renewal Area, as amended

Mr. Lindsay stated that the Midtowne Crossing Parking Garage was appraised in 2005 for the anticipated public offering process. The resolution sets the value for the property at \$0.⁰⁰. Because the garage encompasses 25.69% of the Midtowne Crossing property it is assessed for 25.69% of the Midtowne Crossing Owner's Association's annual budget. Appraisals confirm and staff experience understands that the legal encumbrances on the two garage units limit the Redevelopment Commission's ability to break even. The parking revenues do not provide enough funds to pay the monthly assessments. Once bids are received, the Redevelopment Commission may accept the highest and best bid or reject all bids and after 30 days negotiate a disposition value for the real estate. Upon approval of this resolution, staff and legal counsel will prepare an offering sheet. A discussion of the costs of the appraisals and the revenue and costs of the garage ensued. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-81

Approving funding for public infrastructure improvements in and serving the Maysville-Stellhorn Road Economic Development Area

Mr. Lindsay stated that because there are safety issues at the intersection of Wheelock and Maysville Roads, the City Engineer has been working on a signalization project for construction during the 2006-07 construction season. The Stellhorn-Maysville Road Economic Development Area is ahead of estimated projected tax increment collected because of rapid commercial development in the Economic Development Area. At the end of the year, the amount collected and held will be close to

\$1 million. Development has happened in that area much quicker than anticipated. The Redevelopment Commission's commitment to INDOT and the City regarding bridges, roads and signalization is on track. It is staff's view that participation in this project is well within TIF's ability to pay for all the approved projects. The Redevelopment Commission's share of this project will be \$171,000.⁰⁰. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

OTHER BUSINESS

- **Roebel Lawsuit** – Mr. Wernet noted that the lawsuit has been settled. The Redevelopment Commission now owns unit 3B in Midtowne Crossing.
- **Shovel Ready Development at Baer Field Economic Development Area** – Jim Lindsay – Redevelopment Commission staff is assisting the Airport Authority in pursuing a Shovel Ready Industrial Site designation. Allen County received this designation for the Silverado site across from the General Motor's site. Approximately a month ago, the Airport Authority asked the Redevelopment Commission to marshal the City's support for applying for this designation on 109 acres owned by the Airport Authority but within the City's jurisdiction. A small parcel is in the Baer Field Economic Development Area. A discussion of other Shovel Ready sites ensued. The sites with this designation are marketed by the IEDC for development.
- **Ardmore Avenue Extended** – Jim Lindsay – the street will be opened on Tuesday for traffic. The Redevelopment Commission funded approximately $\frac{1}{3}$ of the \$6.2 million project through tax increment collected in Baer Field Economic Development Area.
- **Grants** – Craig Berndt- Staff is applying for two grants. One is a \$99,000.⁰⁰ HUD-EDI grant for the Fort Wayne Technology Center at the corner of Lima and Cook Roads. It is not a Redevelopment Commission grant but it helps a company that proposes some high technology, high salary jobs at that location. The second grant application will be submitted for a \$400,000.⁰⁰ EPA grant for Brownfield assessments.

Adjournment – Motion to adjourn by Mr. Wright; seconded by Mr. Guerin. Meeting adjourned at 4:55 p.m.

Fort Wayne Redevelopment Commission



Karen E. Goldner, Secretary

Adopted: 21 December 2006

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
December 21, 2006**

TIME: Immediately following the Executive Session

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. Guerin called the meeting to order at 4:29 p.m.

ROLL CALL: Christopher Guerin
Karen Goldner
Quinton Dixie
David Wright

STAFF PRESENT: Greg Leatherman, Interim Executive Director
Craig Berndt, CD Projects Administrator
Tom Cain, Senior Urban Planner
Jim Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Sharon Feasel, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet, Carson Boxberger

OTHERS PRESENT: Elissa McGauley, City of Fort Wayne, Economic Development
Mike Motter, GTA Acquisition, LLC
Jim Wilhelm, RCI Development, LLC
Todd Ramsey, RCI Development, LLC

APPROVAL OF CLAIMS Motion to approve Claims of October 2006 by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously.

APPROVAL OF MINUTES Motion to approve Minutes of 20 November 2006 Regular Meeting by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously.

NEW BUSINESS

Resolution 2006-82

Approving the designation of property as an Economic Revitalization Area for GTA Acquisition, LLC in the Baer Field Economic Development Area

Ms. McGauley stated that GTA will be moving their operations to the Expressport I building on Airport Expressway. The company will also be investing in new manufacturing equipment. Before Ms. McGauley can present this application to the Common Council, the Redevelopment Commission must approve the designation because the property is in a Tax Allocation Area. The company intends to create five new full-time jobs at an average salary of \$50,000.⁰⁰ a year. The company currently has 32 full-time and one part time positions. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-83

Approving a Brownfields Assistance Program Grant for RCI Development LLC for the property at 3420 North Wells Street

Mr. Berndt explained that the site is commonly known as the Fuji property and is located next to Edy's Ice Cream. The Phase I ESA has been completed and results should be available in the next two weeks. SES, the environmental contractor, believes that remediation work that needs to be done to get the property to the highest Indiana standards should take little capital. They feel that \$25,000.⁰⁰ to \$30,000.⁰⁰ should be adequate and cover any remediation that this property needs. Mr. Berndt noted that the \$20,000.⁰⁰ grant is for assessments only. As the project moves forward, RCI would be eligible for a \$30,000.⁰⁰ grant to assist with the remediation costs. Motion to approve by Mr. Dixie; seconded by Ms. Goldner. Motion carried unanimously without further discussion.

Resolution 2006-84

Approving the close out of the construction fund of the 2003 lease revenue bonds pursuant to the Grand Wayne Center expansion project

Mr. Lindsay stated that to the best knowledge of staff, all obligations, including those to the Redevelopment Commission and Grand Wayne Center, have been fulfilled. Approximately \$623,000.⁰⁰ remains in the construction fund. By virtue of this resolution, staff will request the Trustee to transfer those funds to the Redevelopment Commission to be used for debt service and the 3-payment test funds. Because the debt service and 3-payment test amounts will increase significantly over the next several years, staff recommendation is to allow for the flexibility to pinpoint the exact dollar amount relative to the amount needed in those funds. The amount returned to the

Redevelopment Commission will be more than \$623,000.⁰⁰, due to interest earned, but closure fees will diminish some of the available funds. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-85

Approving a contract for professional appraisal services

Mr. Lindsay noted that a fee quote is needed for appraisals of four commercial properties on West Jefferson. The bids are not very divergent between the four qualified appraisers. Larry Misner and Lowell Griffin (both MAI qualified) are the lowest and best respondents. Staff recommendation is that they be engaged for the appraisal services. Motion to approve by Ms. Goldner; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-86

Approving a contract for professional appraisal services

Mr. Lindsay stated that this resolution is independent of the previous resolution. This is a disposition appraisal for the former Belmont Beverage/Christoff parking lot parcels. There are four parcels to be appraised and staff has asked that the following assumptions be made: there are no improvements and the parcels be appraised as a single entity under the ownership of the Redevelopment Commission. Based on the bids received, staff recommendation is that Larry Misner and Lowell Griffin be awarded the contract. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-87

Ratifying Change Order 3 for Downtown Streetscape Improvements Phase 2 contract with Hipskind Concrete Corp.

Mr. Cain noted that the project is essentially complete. There are a few minor unforeseen conditions under sidewalks and foundation walls that were encountered on Wayne Street. Staff requested pricing for repairing those conditions. With credits from the original contract the cost of the repairs will be approximately \$10,000.⁰⁰ over the contract amount. The budget for all aspects of the project remain very close to the budgeted amount. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-88

Authorizing the Executive Director to make expenditures related to Downtown Streetscape improvements

Mr. Cain stated that ornamental street lighting will be extended to the west end of the project termination on Wayne Street. This will continue the ornamental lighting from the general streetscape project west to the Library and First Presbyterian frontages. First Presbyterian had asked the Board of Public Works for sidewalk replacement for which the church cost shared. It seemed like the opportune time to bring the quality of the street lighting to the standards that are envisioned in the Downtown Blueprint. The plan is to have the installation complete before the Library opens. Staff feels that \$50,000.⁰⁰ will be adequate to complete the project. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

Resolution 2006-89

Authorizing a budget increase for Washington Blvd. improvements

Mr. Cain reminded that the Commission had approved a \$35,000.⁰⁰ budget to cover the cost of sidewalk, curbs and landscape improvements along Washington opposite the new Library. The project is complete and sodding of the park strip (\$1,800.⁰⁰) and replacing a driveway apron (\$950.⁰⁰) was added. The new project costs will total approximately \$40,000.⁰⁰. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Motion carried unanimously without further discussion.

Resolution 2006-90

Approving a "Real Estate Purchase and Sale Contract"

Mr. Leatherman stated that a few months ago when a Downtown catalyst project, including the baseball park, was being considered there were a number of properties identified for acquisition. Mary Musson of the Martin Luther King Montessori School called and asked about the Redevelopment Commission buying that property. Ms. Musson stated that the current facility was not serving their needs and they have been looking for opportunities to relocate. It became clear that \$1.5 million was fair price for the property, fixtures and relocation based on existing appraisals. When the property belonged to the Lincoln Day Care Center all environmental issues concerning the land were thoroughly investigated. The adoption of this resolution will allow staff to enter into an agreement to purchase the property. The Purchase Agreement allows the Center to stay through the end of August. Closing can be any time prior to that and at a time MLK can designate. The Agreement also allows MLK to be paid \$250,000.⁰⁰ at the execution of this Agreement with subsequent payments as MLK presents the need. Motion to approve by Mr. Wright; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

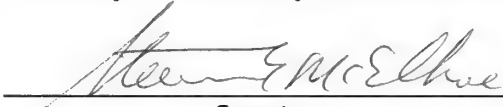
OTHER BUSINESS

- **Downtown Hotel** – Mr. Wernet asked that the Redevelopment Commission authorize the issue of the RFP for the Downtown Hotel. Motion to approve by Ms. Goldner; seconded by Mr. Dixie. Motion carried unanimously without further discussion.

- **Southtown Centre** – Mr. Wernet stated that Southtown Centre LLC, the developer of Southtown Center, has extended the loan with Star Financial Bank. As a condition of that, our Development Agreement with Southtown Centre was assigned to Star Financial Bank. So if Southtown Centre LLC defaults, then Star Bank becomes the developer. They have added \$400,000.⁰⁰ to the loan, although much of it has been paid down. There needs to be consent to the assignment. Mr. Wernet stated that we are not the guarantor of the loan and have no financial obligations to Star Financial Bank; the Commission would agree that Star Financial would become the developer if Southtown Centre LLC defaults. Motion to approve by Mr. Dixie; seconded by Mr. Wright. Ms. Goldner abstained. Motion carried unanimously without further discussion.
- **EPA Grants** – Mr. Berndt has submitted two grant applications totaling \$460,000.00 for additional environmental assessments and clean up of Brownfields. Staff was assisted by Symbiont from Milwaukee in the preparation of the grants. The award announcement date is in October 2007. If we do not receive the grants, Symbiont does not invoice us for their services.
- **Thomas Road Development** – Mr. Leatherman noted that a potential retail development on Thomas Road near Illinois Road has been announced. The plan is for approximately 300,000 square feet of retail space. Mr. Lindsay will be researching the existing East Illinois Road Economic Development Area to determine if the Economic Development Area should be amended to include this development. It would not be too difficult to amend the area, which is mostly undeveloped, in anticipation of infrastructure and transportation improvements that will be needed to serve the development. Mr. Lindsay has talked to the City Engineer and he anticipates making improvements in the area of Thomas and Illinois and possibly at Lagro and Illinois. The development group has represented to the Planning Department that the development will happen. If it does happen, our existing East Illinois Road Economic Development Area abuts the extreme western end of our boundary on Thomas Road and would be a natural extension of the Economic Development Area.

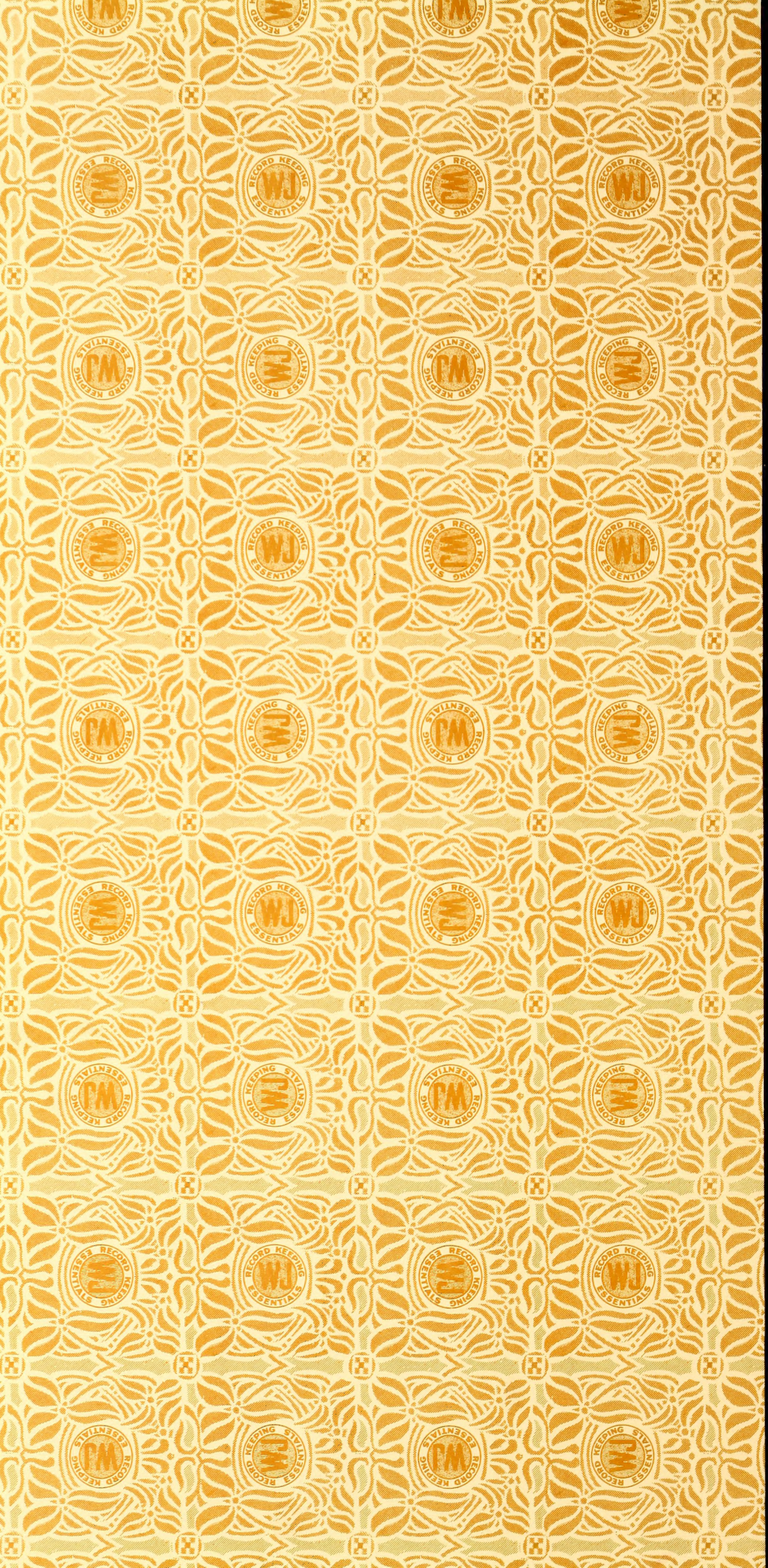
Adjournment – Motion to adjourn by Mr. Wright; seconded by Mr. Dixie. Meeting adjourned at 4:59 p.m.

Fort Wayne Redevelopment Commission



STEVEN E. McELHINEY, Secretary

Adopted: 16 January 2007



TO LOCK
PERMANENTLY

← Push down spur
with a blunt
instrument. →

